

Tuesday, September 22, 2020
Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053

REMOTE AND LIVE MEETING

Members	Andy Rodenhiser	Bob Tucker	Tom Gay	Matt Hayes	Rich Di Iulio	Jessica Chabot
Attendance	X	X	X	X	Remote	X

Pursuant to Governor Baker’s Orders imposing strict limitations on the number of people that may gather inside in one place, attendance by members of the public will be limited due to the size of the meeting space. All persons attending this meeting are required to wear a face covering, unless prevented by a medical or disabling condition. Meeting access via ZOOM is also provided and members of the public are encouraged to use ZOOM for the opportunity for public participation; information for participating via ZOOM is included at the end of the Agenda. Members of the public may watch the meeting on Medway Cable Access: channel 11 on Comcast Cable, or channel 35 on Verizon Cable; or on Medway Cable’s Facebook page @medwaycable.

ALSO PRESENT IN LIVE MEETING:

- Susy Affleck-Childs, Planning and Economic Development Coordinator

PRESENT VIA ZOOM MEETING:

- Amy Sutherland Recording Secretary (Zoom Participation)
- Gino Carlucci, PGC Associates (Zoom Participation)
- Steve Bouley, Tetra Tech (Zoom Participation)

The Chairman opened the meeting at 7:00 pm. He read a statement about the meeting being held both LIVE and remote via ZOOM.

MILLSTONE ARCUPUD FIELD CHANGE:

The Board is in receipt of the following: **(See Attached)**

- Previous Field Change Authorization dated 8-17-20
- Drawings of proposed alternative dated 9-15-20
- Collection of explanatory emails

The Board was informed that at the July 28, 2020 PEDB meeting, they had authorized a field change related to the drainage to add a water quality unit. Since that time, developer Steve Venincasa and project engineer Rob Truax have proposed another alternative to address the drainage problem. The applicant would like to install the catch basin and pipe it to the catch basin in the private drive.

The Board wants to make sure the change will not have any ponding on the road. Consultant Bouley will need to be on site when this work occurs. The changes will be noted on the As-Built plan.

On a motion made by Bob Tucker, and seconded by Matt Hayes, the Board voted by Roll Call vote to approve the field change for Millstone as presented.

Roll Call Vote:

Bob Tucker	aye
Matthew Hayes	aye
Rich Di Iulio	aye
Andy Rodenhiser	aye
Tom Gay	aye

MEDWAY MILL SITE PLAN PUBLIC HEARING:

The Board is in receipt of the following: **(See Attached)**

- Public Hearing Continuation Notice dated 8-12-20.
- Request dated 9-15-2020 from project engineer Amanda Cavaliere to continue the Medway Mill public hearing to October 13, 2020.

On a motion made by Matt Hayes, and seconded by Tom Gay, the Board voted by Roll Call vote to continue the hearing for Medway Mill Site Plan to October 13, 2020 at 7:15 pm.

Roll Call Vote:

Matthew Hayes	aye
Rich Di Iulio	aye
Bob Tucker	aye
Andy Rodenhiser	aye
Tom Gay	aye

MILWAY AUTO SITE PLAN – 50 ALDER STREET:

The Chairman recused himself from this item and Vice Chairman Tucker ran the meeting.

The Board is in receipt of the following: **(See Attached)**

- Request dated 9-16-20 from owner Phil Anza for a Certificate of Site Plan Completion.
- Site Plan endorsed (6-12-2018)
- Site Plan decision (5-8-2018)
- As-Built plan by Grady Consulting dated (6-3-2020)
- Tetra Tech sign off on as-built plan (8-3-2020)
- Tetra Tech project sign off (9-16-2020)
- Grady Engineering project completion certification (8-3-2020)
- Taxes paid certification (9-17-2020)
- Occupancy Permit (1-22-2020)

- Draft Certificate of Site Plan Completion (9-17-20)

The Board was informed that Mr. Anza has indicated that the punch list has been completed. He is seeking a certificate of completion and a release of the performance security (insurance bond). Consultant Bouley noted that the only issue was the patch in the roadway in front of the curb. Mr. Anza has provided photos that this was addressed. A Certificate of Compliance was issued from Conservation Commission. The site was inspected by Consultant Bouley. He indicated that the site looks good.

On a motion made by Matt Hayes, and seconded by Tom Gay, the Board voted by Roll Call vote to issue of Certificate of Site Plan Completion.

Roll Call Vote:

Matthew Hayes	aye
Rich Di Iulio	aye
Bob Tucker	aye
Andy Rodenhiser	(recused self – no vote)
Tom Gay	aye

APPLEGATE SUBDIVISION:

The Chairman recused himself and Vice Chairman Tucker ran the proceedings.

The Board is in receipt of the following: (**See Attached**)

- Email from Needham Bank dated 9-14-20
- Release from Tri-Partite Agreement
- Collection of emails

Susy was informed that Needham Bank would like the Board to vote and execute a release of Applegate Tri-Partite performance security agreement. The bank has prepared a document for vote and signature. The release document needs to be executed for the bank to transfer the balance of the performance security to the town. The document has been approved by Town Counsel Carolyn Murray.

On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted to sign the release.

Roll Call Vote:

Bob Tucker	aye
Matthew Hayes	aye
Rich Di Iulio	aye
Andy Rodenhiser	abstain due to recusal
Tom Gay	aye

Chairman Rodenhiser rejoined the meeting.

PEDB MEETING MINUTES:

September 8, 2020:

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted by Roll Call to approve the PEDB meeting minutes September 8, 2020 with revisions.

Roll Call Vote:

Bob Tucker	aye
Andy Rodenhiser	aye
Matt Hayes	aye
Rich Di Iulio	aye
Tom Gay	aye

ZBA PETITION- Accessory Family Dwelling Unit Special Permit Application for 62 Adams Street:

The Board is in receipt of the following: **(See Attached)**

- Accessory Family Dwelling Unit Special Permit application packet for 62 Adams Street

The new owners of 62 Adams Street have applied to the ZBA for a special permit to convert the second floor of the existing barn structure on the property to an accessory family dwelling unit (in-law suite for one person). The space is 26' by 31' for a total of 806 sq. ft.; a 4' by 16' deck is proposed at the back of the building off the living space. The Board has no issues with the application and will remain silent on it.

CONSTRUCTION REPORTS:

The Board is in receipt of the following: **(See Attached)**

- Salmon Senior Living Community – TT Report #51 dated 9-1-2020
- Salmon Senior Living Community – TT Report #52 dated 9-3-2020
- Notes from Evergreen Village Pre-Construction Meeting held on 8-31-2020
- Notes from Choate Trail Subdivision Pre-Construction Meeting held on 9-1-2020

COUNTRY COTTAGE CHILD CARE CENTER:

The Board is in receipt of the following: **(See Attached)**

- Field Change request dated September 17, 2020.
- Copy of approved site plan from November 2017.

Country Cottage owner Robin Beaudreau was present during the ZOOM meeting. She is requesting a field change. The field change is from item #5 on the recent inspection report regarding the planting of arborvitaes south of the site egress to Summer Street. The neighbor to south, Judi Notturmo at 33 Summer Street, does not want their view blocked from their side or front window. They also do not want the fence extended. The second issue is regarding the signage for staff parking. She would like to add “staff only” parking signs painted on the parking space instead of the standard installed signs. Due to COVID-19 there are new regulations for entering an existing child care site, thus she would like to wait address the

signage. The Board discussed that instead of the arborvitaes, there could be placement of lower shrubs.

On a motion made by Matt Hayes and seconded by Bob Tucker, the Board voted by Roll Call to approve the field changes for Country Cottage contingent on confirmation of approval by the abutting neighbor.

Roll Call Vote

Bob Tucker	aye
Andy Rodenhiser	aye
Matt Hayes	aye
Rich Di Iulio	aye
Tom Gay	aye

MEDWAY PLACE SITE PLAN PUBLIC HEARING:

The Board is in receipt of the following: **(See Attached)**

- Public Hearing Continuation Notice dated 8-12-20.
- Request dated 9-16-2020 from Attorney Gareth Orsmond to continue the hearing to October 27, 2020.

On a motion made by Matt Hayes, and seconded by Tom Gay, the Board voted by Roll Call vote to continue the hearing for Medway Place Site Plan to October 27, 2020 at 7:15 pm.

Roll Call Vote:

Matthew Hayes	aye
Rich Di Iulio	aye
Bob Tucker	aye
Andy Rodenhiser	aye
Tom Gay	aye

HARMONY VILLAGE MULTI-FAMILY HOUSING PUBLIC HEARING SPECIAL PERMIT:

The Chairman opened the continued hearing for Harmony Village Multi-Family Housing Special Permit.

The Board is in receipt of the following: **(See Attached)**

- Public Hearing Notice 8-26-20
- Meridan Engineering response letter dated 9-8-2020 to Tetra Tech's plan review letter dated 8-7-20.
- Meridan Engineering response letter dated 9-8-2020 to PGC Associates' plan review letter dated 8-14-20.
- Revised Site Plan dated 9-8-2020.
- Additional waiver requests dated 9-8-2020.

- Emails dated 9-17-20 from DPW regarding water service
- Review comments dated 8-26-20 from the Medway Cultural Council
- PGC Associates' plan review letter dated 9-17-20 on revised site plan and other submittals.
- Tetra Tech's plan review letter dated 9-18-20 on revised site plan and other submittals
- Letter from property owner Linda Resner, 218 Main Street.

The Board was provided an update from the applicant on the latest changes. The proposed stormwater basin was redesigned to keep as many existing trees as possible and additional landscaping has been provided. Two of the three 30-inch trees are proposed to be protected and retained. The applicant informed the Board that there was a meeting with the Fire Chief, and he confirmed that a 20-foot-wide access drive is appropriate for fire access. This would justify the waiver which is being requested on roadway width. The Board was made aware that there is no irrigation well proposed for this project at this time. There will be solid waste (trash) removal as with other Medway residential units in town. Residents will roll carry their trash to the end of the street (Harmony Lane). Language has been added to the operation and maintenance plan to provide for off site removal of snow when snow storage areas are full. The applicant has added details to the basin cross section. The TSS removal spreadsheet has been updated. There will be basements and foundation drains. There will be grading for the swale behind Unit 4. The Board is in receipt of an email from DPW Water Superintendent Barry Smith which indicated that there needs to be minimum of a 6-inch water main with hydrant at end of line with a valve for hydrant. Any lines to be disconnected from Main Street needs to be plugged at the water or sewer main.

The applicant is seeking the following waivers:

- Section 207-12.1 – Electric vehicle charging stations. Proposing to install charging outlet in the garage of one of the new units.
- Section 207-11. B.3 – 24-foot drive aisle. Proposing a 20-foot-wide drive aisle. The Fire Chief agreed to this.
- Section 202-9 – Pedestrian access and sidewalks. Proposing no internal sidewalk.
- Section 207-11. B.2 – Vertical granite curbing along access drive. Proposing to use Cape Cod berm.
- Section 207-11. A.4 – Vertical granite curbing at entrance roundings. Proposing to use Cape Cod berm.

Consultant Carlucci provided comments. One of the parking spaces was removed and the impervious surface is now shown as 39% and the number of parking spaces is now 3.6 per unit. There is no signage on the plans and this needs to be clarified. The landscape plan has now been stamped by a registered landscape architect. The buffer areas on the plan have increased. There has also been the inclusion of charging outlet in one of the garages. The lighting plan needs to be revised since it does not currently meet the bylaw.

Comments from abutters:

Abutter, Linda Resner, 218 Main Street:

She provided a letter to the Board and read this letter during the meeting. She does not feel that this project will be detrimental to the town. She also does not think the traffic generated by this will be a problem.

Abutter, Cathy Sutton, 216 Main Street:

She had the following comments:

- Is there a town statute about whether a newly paved road can be dug up?
- Concern about blasting and possible damage. The Board explained the blasting process.
- She is also concerned about the density of this project.
- She invites all to her house and be upstairs in her bedroom and see how close this project is to her location.

Abutter, Denise Hallman, 212 Main Street:

- Communicated that this project is jammed in this space.
- Referred to research she did regarding multifamily units on realtor.co
- Concerned about traffic, noise, disrupting the land for the native habitat's animals, drainage, deterioration of property value.

Abutter, Krystyna McQueeney, 222 Main Street:

- Would like these to be owner occupied
- The size of this is a concern, would rather 3 or 4 units, not five.

Abutter, Jovonte Allen Santos, 224 Main Street:

- In favor of project since there will be no negative impact.
- It provides diversity of housing

Abutter, Daniel Bergeron, 214 Main Street:

- The project on Village Street was done great.
- 3-4 buildings are palatable but five units is too forced in this space.
- This project seems atypical to what is around it.
- There are other locations in town which could absorb the density better.
- Only 20 feet from their driveway.
- Concern that there is no sidewalk.

The Board is not opposed to the 5 units if it is proportional to the area. The five units would need to be smaller to achieve a smaller overall footprint. Regarding the waivers, the Board is ok with no internal sidewalk. They would like an outlet in each garage for electric charging. The Board is also fine with the width of road being 20 ft. The Board is fine with the waiver for from granite curbing on the street but want granite at the roundings at Main Street.

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted by roll call vote to continue the hearing for Harmony Village to October 27, 2020 at 7:15 pm.

Roll Call Vote:

Bob Tucker	aye
Matthew Hayes	aye
Rich Di Iulio	aye
Andy Rodenhiser	aye
Tom Gay	aye

PUBLIC HEARING – ADULT RETIREMENT COMMUNITY PLANNED UNIT RULES AND REGULATIONS:

The Chairman opened the public hearing at 7:00 pm.

The Board is in receipt of the following: **(See Attached)**

- 8-31-20 Public Hearing Notice
- 8-31-20 DRAFT Proposed Amendments with track changes
- 9-2-20 Clean version after accepting TRACK changes with additional comments and recommended edits from Barbara Saint Andre

The Board was informed that Section 303-4 Submission processing on page 7 was further revised. This is regarding having the Planning and Economic Development be able to reject the application upon a determination that it does not satisfy the information or submission requirements of the Rules and Regulations.

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted by roll call vote to approve the ARCPUD Rules and Regulations as revised.

Roll Call Vote:

Bob Tucker	aye
Matthew Hayes	aye
Rich Di Iulio	aye
Andy Rodenhiser	aye
Tom Gay	aye

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted by roll call vote to close the public hearing.

Roll Call Vote:

Bob Tucker	aye
Matthew Hayes	aye
Rich Di Iulio	aye
Andy Rodenhiser	aye
Tom Gay	aye

ZONING BYLAW AMENDMENTS FOR FALL TOWN MEETING:

The Board is in receipt of the following. **(See Attached)**

- 2020 FTM lighting standards – BSA draft 9-17-20
- 2020 FTM Special Permits in CBD 9.11.20 (bjs edits 9-14) – sac comments
- Environmental Standards (9-14-20 edits)
- Housekeeping – miscellaneous. (9-14-20)
- Incidental Accessory Objects (9-14-20)
- Limitation on building size (9-17-20) bjs edits
- Renewable energy zoning v.3 (9-17-20)
- Setbacks (9-14-20)

- Use Table amendments (updated 9-14-20) v.2

Environmental Standards:

The Board was made aware that Barbara, Tom and Susy met with Jack Mee to review the New Environmental Standards section. Jack is very comfortable with the approach and language.

Susy Affleck-Childs announced that the Board’s public hearing is scheduled for the October 13, 2020 meeting.

John Lally was present to provide further recommendations for the Environmental Standards. He agrees that the revised language does allow the building inspector flexibility. The first section he referenced was C. definitions; he questioned if the definition of “disturbing, offensive, and objectivable impacts” takes precedence over the continuous noise table in D.2.a.1. If this is the case, he thinks that this is too restrictive for noise and should be applied only to odor. Mr. Lally also discussed that under 1) continuous noise. He is recommending that at the property line of noise source the word “or” should be changed to “and” at a sensitive receptor located within 1,000 ft. of property lines. He is also recommending that the sentence with “maximum permissible sound pressure levels measured at the property line of the noise source ... include the word “and” at a sensitive receptor. It was also recommended that under investigation b. page 4 “the noise study (should or shall?) include.... The Board would like the word “shall” to be used.

Lighting:

The Board was made aware that Barbara and Town Manager Michael Boynton prepared a proposed article for lighting. This article will allow the PEDB to grant a minor waiver for the lighting standards. An example which was provided was 39 Main Street where the lighting was used to light up Main Street. This would still fall under special permit waivable requirement and not a variance. The applicant would not have to go the Zoning Board of Appeals. The Board understands why this would be beneficial but they also know that most applicants will come in seeking the waiver. The Board discussed whether the word “waiver” is suitable as that normally applies to rules and regulations.

Special Permits in the Central Business District:

There was language added to encourage a greater variety of housing to meet the needs of a diverse population with respect to..... There was also a sentence added to improve walkability within the district and provide better access between housing, shop services and employment.

Zoning Housekeeping Article:

The latest revision to this article includes a definition for “parking lot”.

The rest of the articles were discussed at the previous meetings.

The public hearing for the warrant articles will be Tuesday, October 13, 2020.

Member Tucker left the meeting at 9:50 pm

FUTURE MEETING:

- Tuesday, October 13, 2020

ADJOURN:

On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted by Roll Call vote to adjourn the meeting at 10:00 pm.

Roll Call Vote:

Andy Rodenhiser	aye
Matt Hayes	aye
Rich Di Iulio	aye
Tom Gay	aye

The meeting was adjourned at 10:00 pm.

Prepared by,
Amy Sutherland
Recording Secretary

Reviewed and edited by,
Susan E. Affleck-Childs
Planning and Economic Development Coordinator



September 22, 2020
Medway Planning & Economic Development Board
Meeting

Millstone ARCPUD Field Change

At the July 28, 2020 meeting, you authorized a field change related to drainage to add a water quality unit. See attached authorization document dated August 17, 2020.

- Field Change Authorization dated 8-17-20

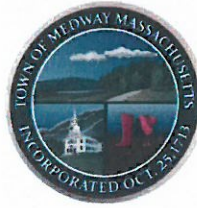
Since then, developer Steve Venincasa and project engineer Rob Truax have proposed another alternative for addressing the drainage problem. See attached proposal and associated emails including comments from Steve Bouley.

- Drawing of proposed alternative dated 9-15-20
- Collection of explanatory emails

If you decide to approve this alternative, you would, in effect, nullify the previous field change authorization.

Board Members

Andy Rodenhiser, Chair
Robert Tucker, Vice Chair
Thomas Gay, Clerk
Matthew Hayes, P.E.,
Member
Richard Di Iulio, Member
Jessica Chabot, Associate
Member



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www.townofmedway.org

TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD

August 17, 2020

FIELD CHANGE AUTHORIZATION

Millstone Village Adult Retirement Community Planned Unit Development (ARCPUD) 129R Lovering Street

At its duly posted meeting held on July 28, 2020, the Medway Planning and Economic Development Board considered the July 21, 2020 request of Rob Truax of GLM Engineering, on behalf of Millstone developer Steve Venincasa, to authorize a stormwater construction field change for the Millstone Senior Living Community. This development was authorized by an ARCPUD special permit granted by the Planning and Economic Development Board on June 24, 2014.


The proposed field change pertains to stormwater infrastructure installed at the end of the common drive between Units #58 and 59. During construction of the dwelling units, the grading in this area was lowered to accommodate the garage elevations for these units. As a result, the contractor installed a shallow stormwater inlet to capture runoff which collected in the low area created by the grading adjustment. The stormwater inlet does not function properly. It also included an outlet connection to the adjacent roof drain system which is not an authorized connection and must be corrected.

Mr. Truax provided a drawing dated July 21, 2020 and the proposed field change was reviewed by Steve Bouley, PE, of Tetra Tech, the Town's consulting engineer and the Town's Conservation Agent, Bridget Graziano. The developer proposed to replace the existing stormwater inlet with a new catch basin and connect it to existing catch basin #40 with a 12-inch perforated pipe with crushed stone to provide required mitigation prior to discharging downstream. Mr. Bouley recommended replacing the proposed catch basin with an inlet water quality unit to achieve the required 44% TSS removal before recharge as required by the MA DEP Stormwater Standards. Other requested information include a supplemental note added to the plan pertaining to the allowed connections to the water quality unit and a detail of and stormwater calculations for the noted structure.

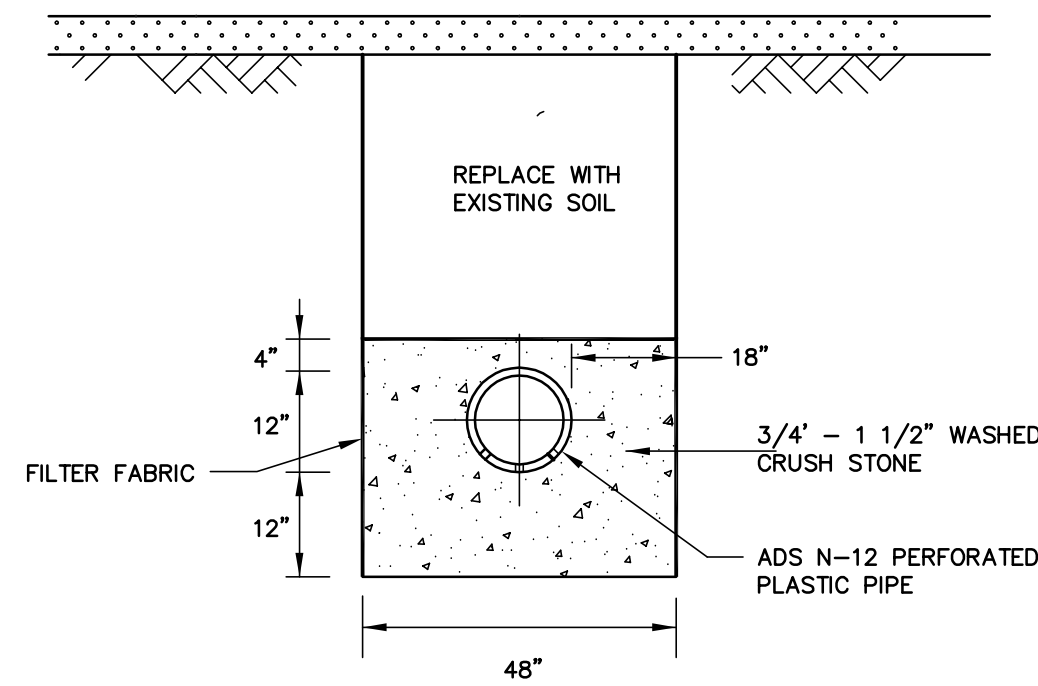
The Planning and Economic Development Board, at its July 28, 2020 meeting, approved the field change as described herein with the changes specified by Mr. Bouley.

CONDITIONS

1. The drawing is to be revised to address Mr. Bouley's review comments and additional information is to be provided regarding the water quality unit. **NOTE** – The revised drawing, dated August 3, 2020 and information are attached hereto.
2. The installation of the water quality unit is to be inspected by Tetra Tech.
3. The change shall be shown on the as-built plan to be provided to the Planning and Economic Development at the conclusion of the project.

Attest:  August 17, 2020
Susan E. Affleck-Childs Date
Planning and Economic Development Coordinator

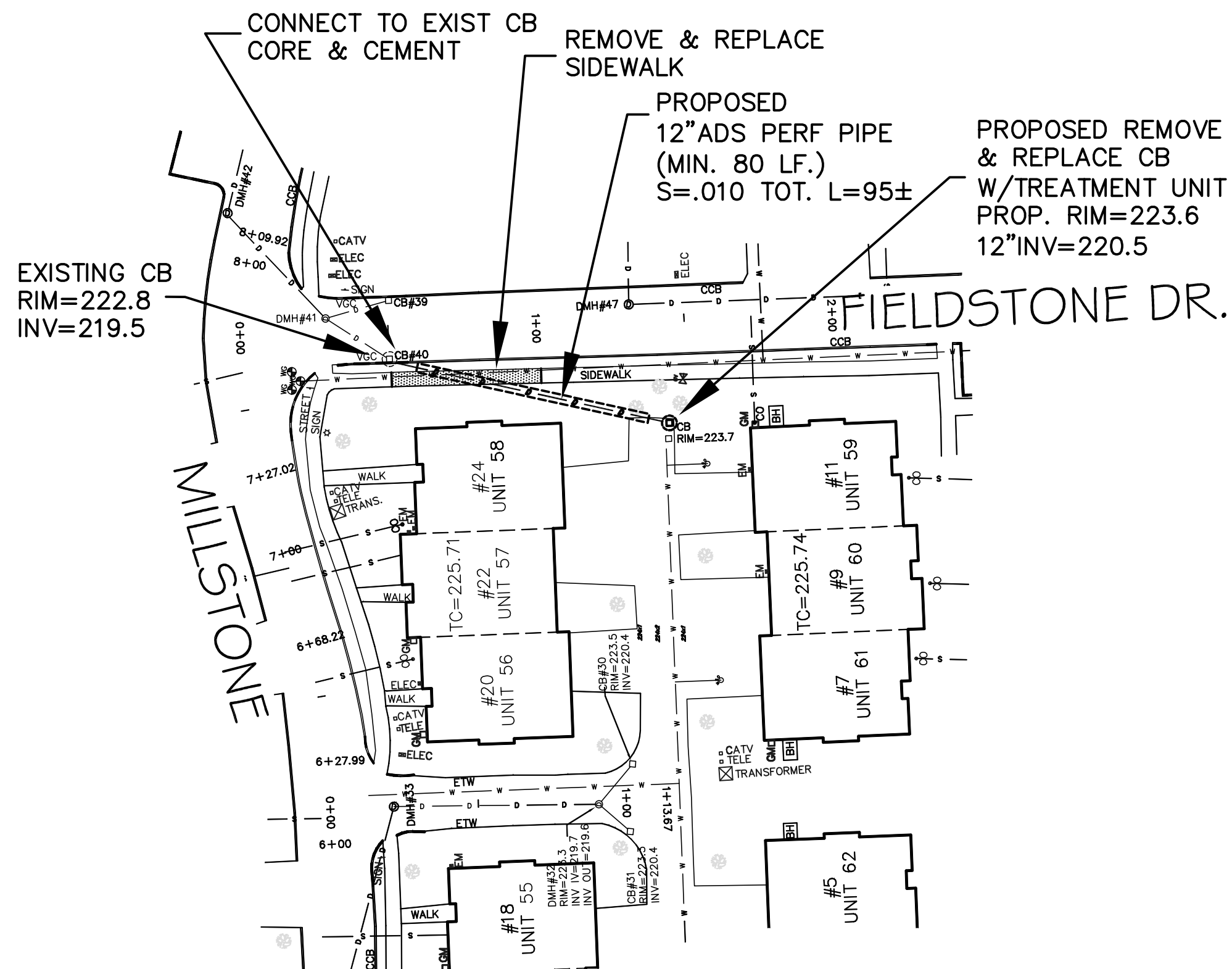
cc: Jack Mee, Building Inspector/Zoning Enforcement Officer
Steve Venincasa
Rob Truax, GLM Engineering
Steve Bouley, PE, Tetra Tech
Bridget Graziano, Conservation Agent



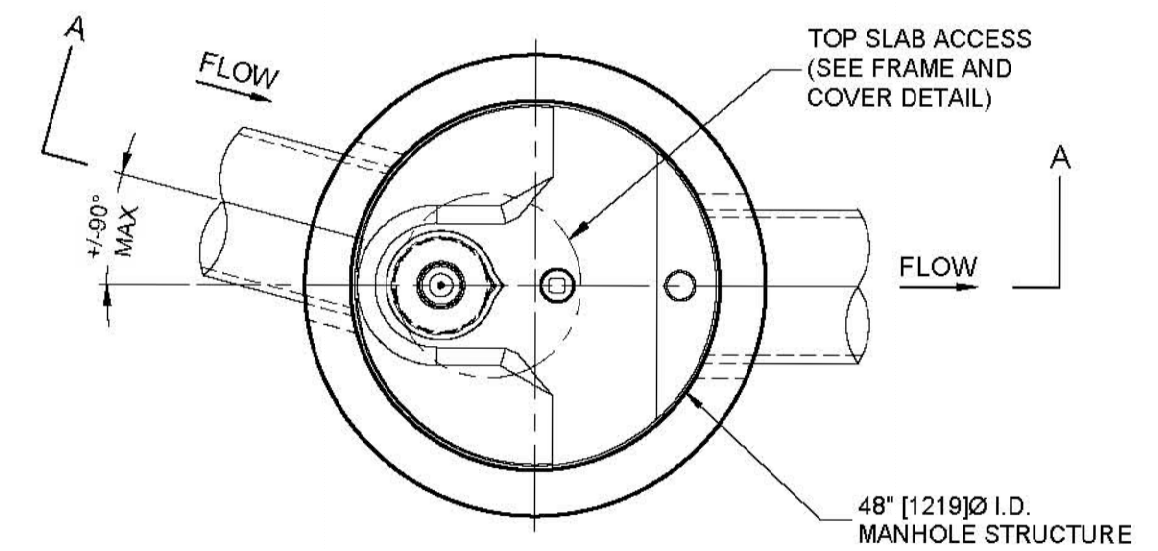
NOTE:
NO OTHER PIPES SHALL
BE CONNECTED TO THE
PROPOSED CATCH
BASIN/TREATMENT UNIT
AND/OR PERF. PIPE.

DRAIN TRENCH DETAIL

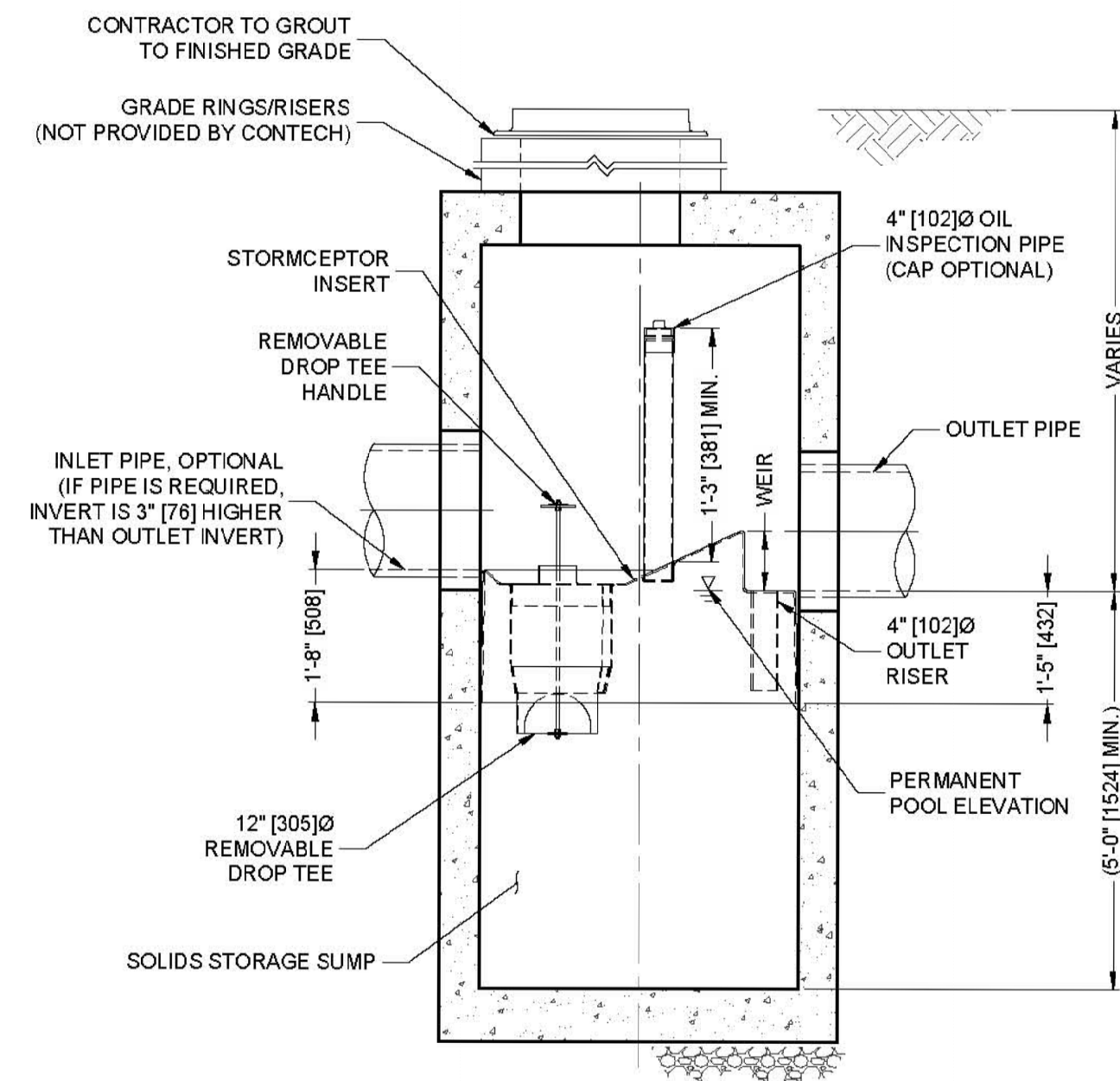
N.T.S.



PLAN VIEW



PLAN VIEW TOP SLAB NOT SHOWN



SECTION A-A

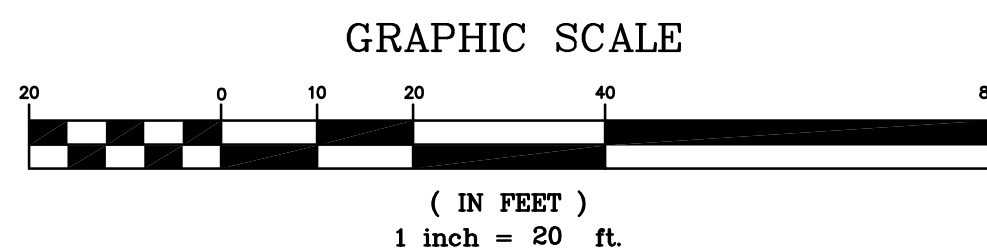
CONTECH
ENGINEERED SOLUTIONS LLC

www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

STC450i
STORMCEPTOR
STANDARD DETAIL

NOTE: INSTALL STORMCEPTOR
450i OR APPROVED EQUAL

REVISED: JULY 21, 2020
AUG. 3, 2020



GLM Engineering
Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100 F: 508-429-7160
www.GLMengineering.com

FLD.:

DRW.:

RST

CHKD.:

Proposed Drainage Modification
Millstone Village
Medway, Massachusetts
Prepared For:
Elite Home Builders LLC

JOB No. 12,878

DATE: JUNE 26, 2020

SCALE: 1"=40'

SHEET: 1 of 1

[illegible]

Brief Stormceptor Sizing Report - WQS

Project Information & Location			
Project Name	Millstone Village	Project Number	654162
City	Medway	State/ Province	Massachusetts
Country	United States of America	Date	7/23/2020
Designer Information		EOR Information (optional)	
Name	David Adams	Name	
Company	Contech	Company	GLM Engineering Consultants
Phone #	207-885-6191	Phone #	
Email	dadams@conteches.com	Email	

Stormwater Treatment Recommendation

The recommended Stormceptor Model(s) which achieve or exceed the user defined water quality objective for each site within the project are listed in the below Sizing Summary table.

Site Name	WQS
Target TSS Removal (%)	44
TSS Removal (%) Provided	97
Recommended Stormceptor Model	STC 450i

The recommended Stormceptor Model achieves the water quality objectives based on the selected inputs, historical rainfall records and selected particle size distribution.

Stormceptor Sizing Summary	
Stormceptor Model	% TSS Removal Provided
STC 450i	97
STC 900	99
STC 1200	99
STC 1800	99
STC 2400	99
STC 3600	99
STC 4800	100
STC 6000	100
STC 7200	100
STC 11000	100
STC 13000	100
STC 16000	100

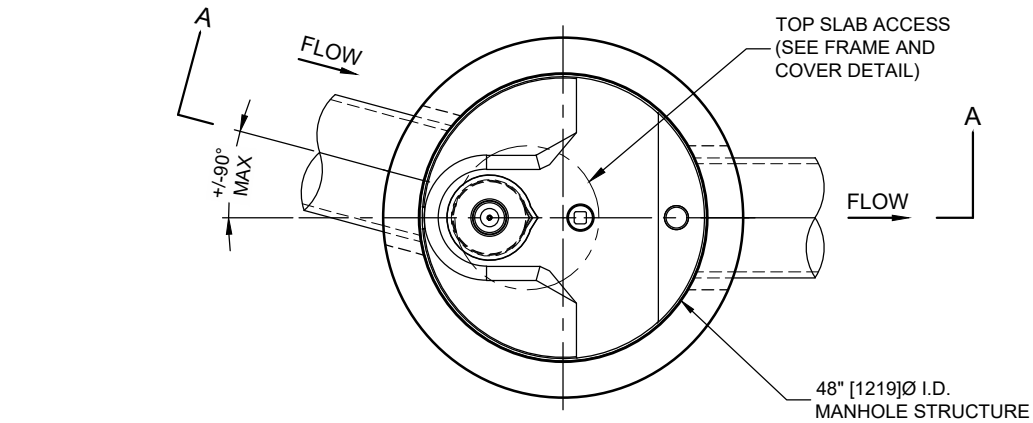
Sizing Details			
Drainage Area		Water Quality Objective	
Total Area (acres)	0.08	TSS Removal (%)	44.0
Imperviousness %	66.8	Runoff Volume Capture (%)	
Rainfall		Oil Spill Capture Volume (Gal)	
Station Name	BLUE HILL	Peak Conveyed Flow Rate (CFS)	
State/Province	Massachusetts	Water Quality Flow Rate (CFS)	
Station ID #	0736	Up Stream Storage	
Years of Records	58	Storage (ac-ft)	Discharge (cfs)
Latitude	42°12'44"N	0.000	0.000
Longitude	71°6'53"W	Up Stream Flow Diversion	
		Max. Flow to Stormceptor (cfs)	0.00000

Particle Size Distribution (PSD) The selected PSD defines TSS removal		
OK-110		
Particle Diameter (microns)	Distribution %	Specific Gravity
1.0	0.0	2.65
53.0	3.0	2.65
75.0	15.0	2.65
88.0	25.0	2.65
106.0	41.0	2.65
125.0	15.0	2.65
150.0	1.0	2.65
212.0	0.0	2.65

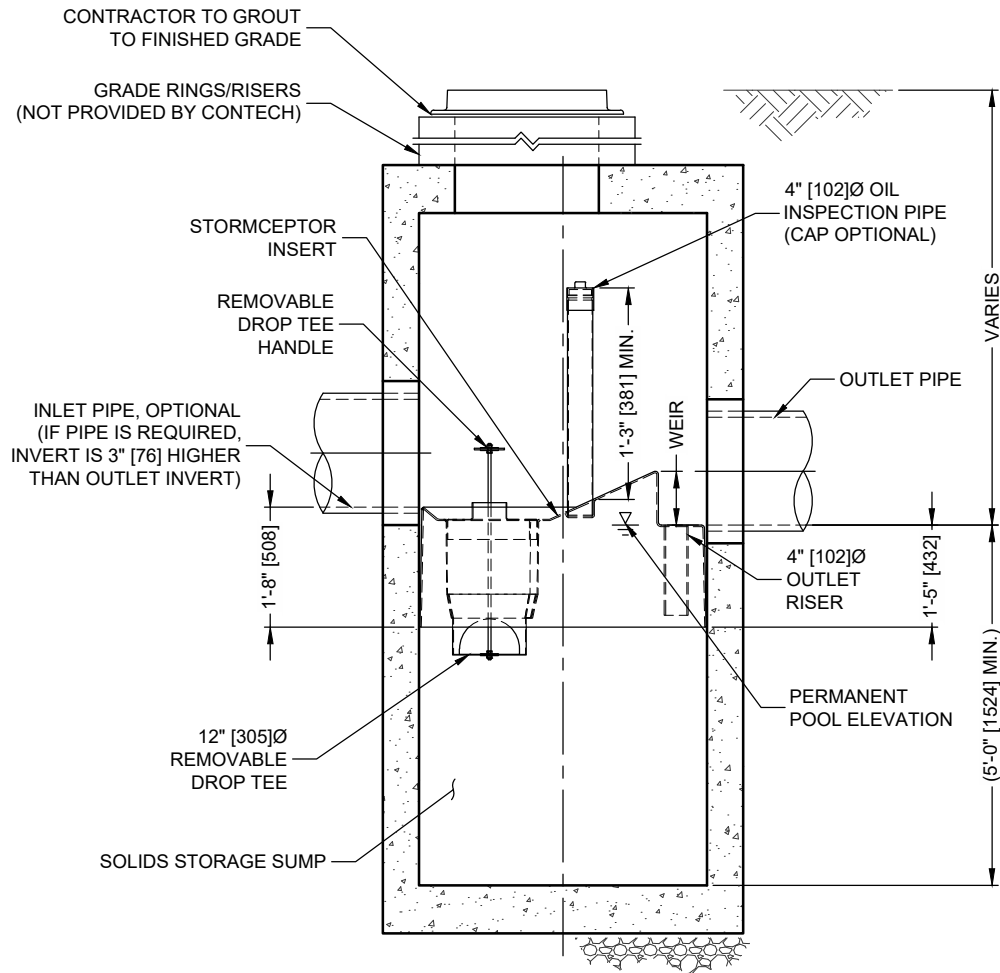
Notes
<ul style="list-style-type: none">Stormceptor performance estimates are based on simulations using PCSWMM for Stormceptor, which uses the EPA Rainfall and Runoff modules.Design estimates listed are only representative of specific project requirements based on total suspended solids (TSS) removal defined by the selected PSD, and based on stable site conditions only, after construction is completed.For submerged applications or sites specific to spill control, please contact your local Stormceptor representative for further design assistance.

For Stormceptor Specifications and Drawings Please Visit:
<https://www.conteches.com/technical-guides/search?filter=1WBC0O5EYX>

I:\COMMON\CAD\TREATMENT\23 STORMCEPTOR\40 STANDARD DRAWINGS\DWG\STC450I-DTL.DWG 2/28/2019 10:07 AM



PLAN VIEW
TOP SLAB NOT SHOWN



SECTION A-A

Stormceptor
FOR PATENT INFORMATION, GO TO www.ContechES.com/IP

STORMCEPTOR DESIGN NOTES

THE STANDARD STC450I CONFIGURATION WITH ROUND, SOLID FRAME AND COVER, AND INLET PIPE IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION

GRATED INLET ONLY (NO INLET PIPE)

GRATED INLET WITH INLET PIPE OR PIPES

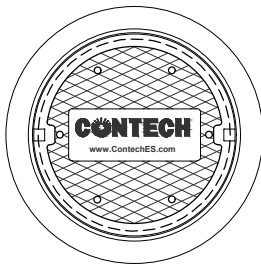
CURB INLET ONLY (NO INLET PIPE)

CURB INLET WITH INLET PIPE OR PIPES

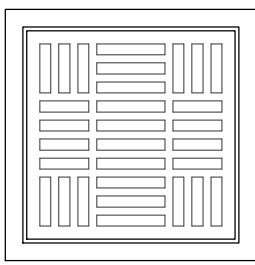
SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			

NOTES / SPECIAL REQUIREMENTS:



FRAME AND COVER
(MAY VARY)
NOT TO SCALE



FRAME AND GRATE
(MAY VARY)
NOT TO SCALE

GENERAL NOTES

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
- STORMCEPTOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
- STORMCEPTOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
- STORMCEPTOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
- ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMCEPTOR MANHOLE STRUCTURE.
- CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH
ENGINEERED SOLUTIONS LLC

www.contechES.com

9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069

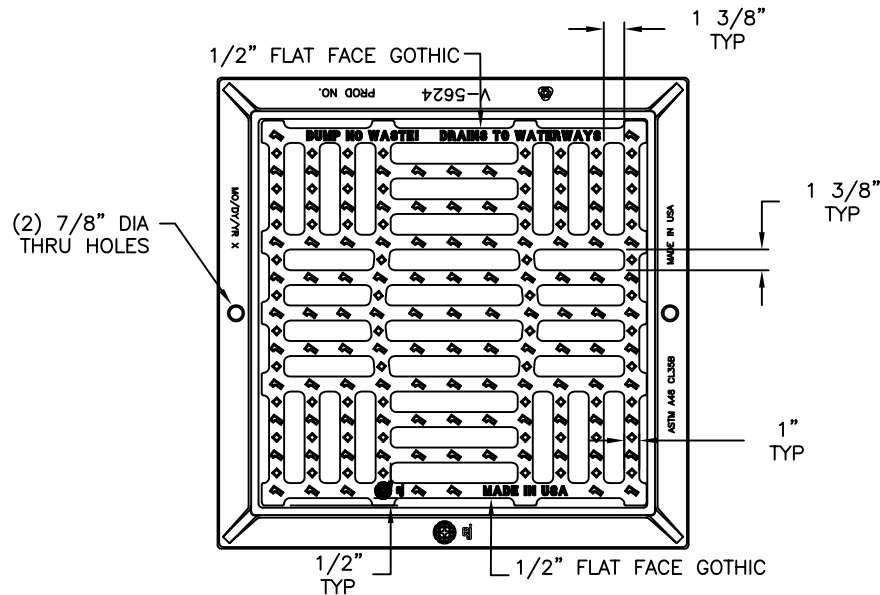
800-338-1122

513-645-7000

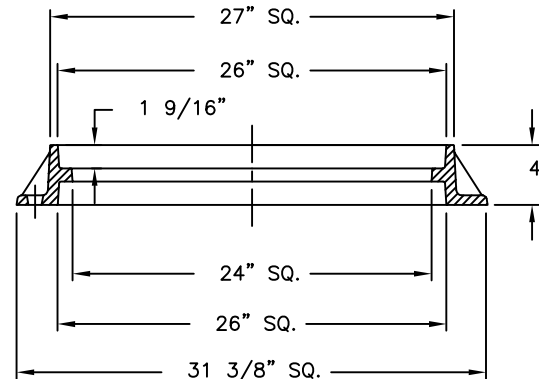
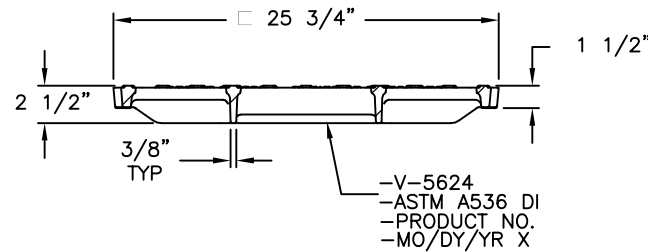
513-645-7993 FAX

STC450i
STORMCEPTOR
STANDARD DETAIL

V5624 Assembly



PLAN VIEW



SECTION VIEW

Product Number

45624050A01

Design Features

- Materials
 - Frame
 - Gray Iron (CL35B)
 - Grate
 - Ductile Iron (70-50-05)

88 lbs

- Design Load
 - Heavy Duty
- Open Area
 - 318 SQ.IN.
- Coating
 - Undipped
- √ Designates Machined Surface

Certification

- ASTM A536
- ASTM A48
- Country of Origin: USA

Major Components

45624010

45624050

Drawing Revision

09/01/2017 Designer: MAH

9/5/2017 Revised By: MAH

Disclaimer

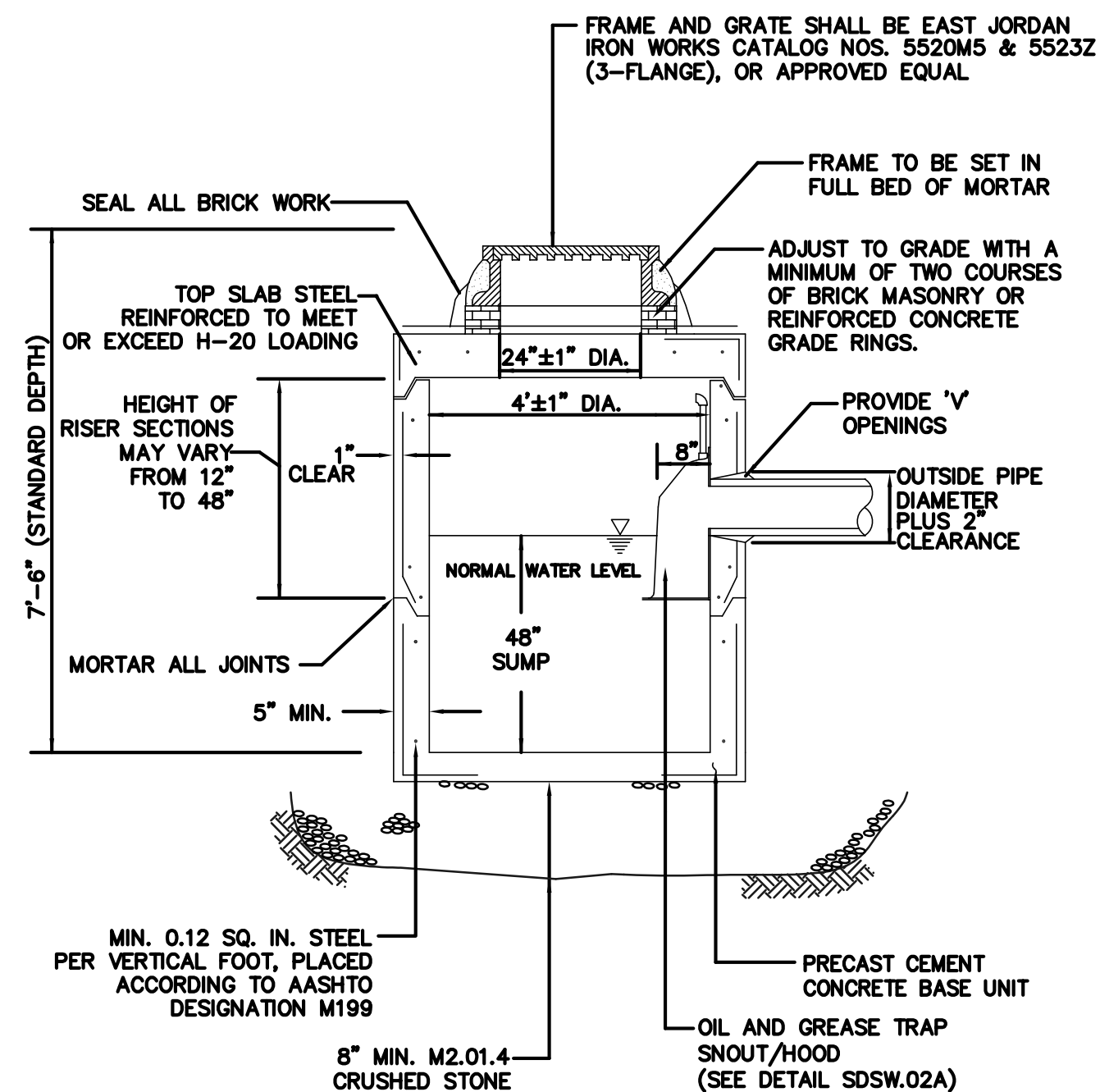
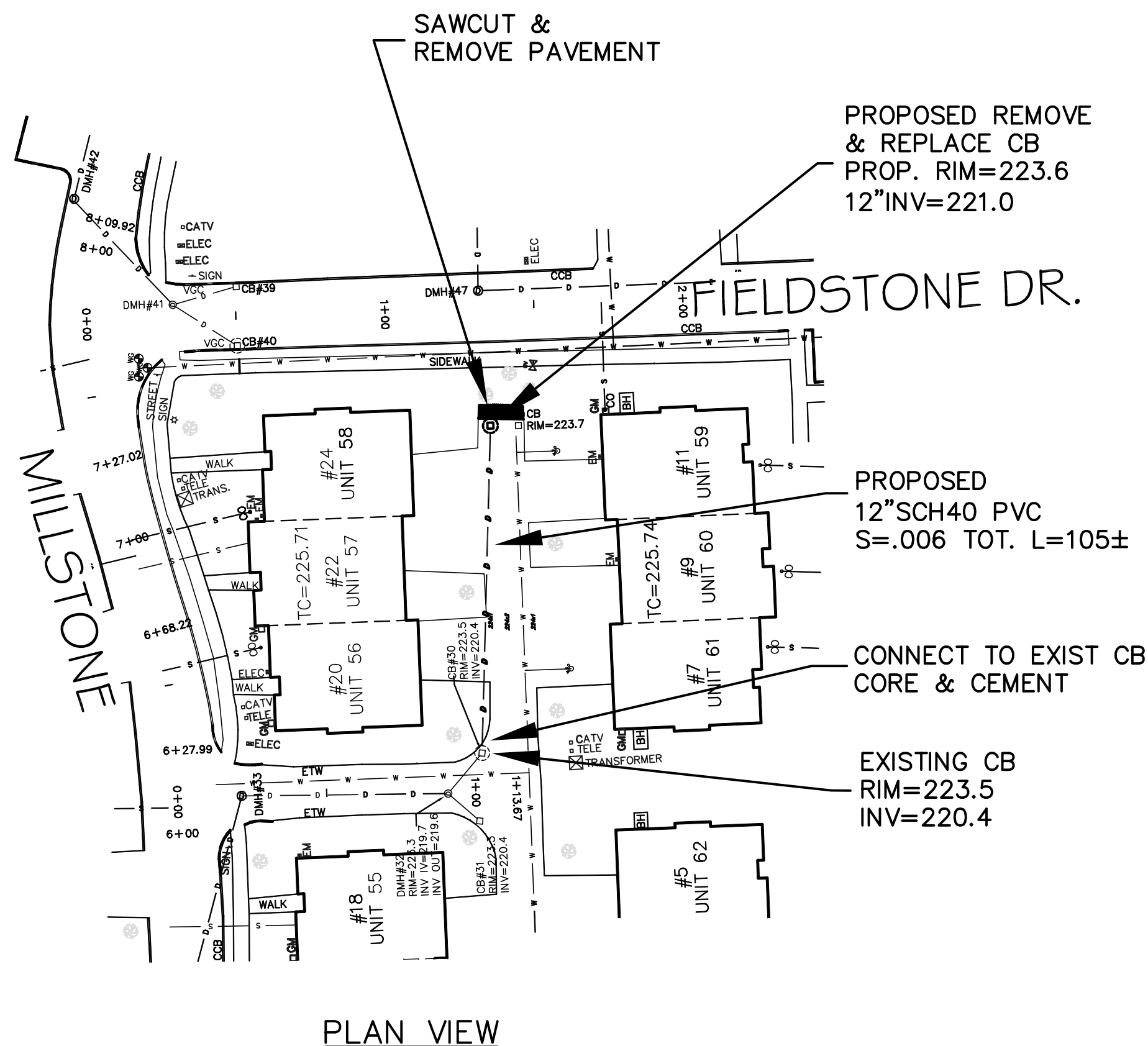
Weights (lbs./kg) dimensions (inches/mm) and drawings provided for your guidance. We reserve the right to modify specifications without prior notice.

CONFIDENTIAL: This drawing is the property of EJ GROUP, Inc., and embodies confidential information, registered marks, patents, trade secret information, and/or know how that is the property of EJ GROUP, Inc. Copyright © 2013 EJ GROUP, Inc. All rights reserved.

Contact

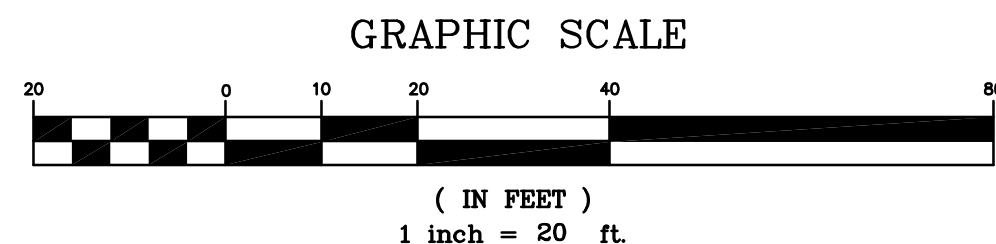
800 626 4653

ejco.com



PRECAST CONCRETE CATCH BASIN DETAIL

REVISED: JULY 21, 2020
AUG. 3, 2020
SEPT. 15, 2020



GLM Engineering Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100 F: 508-429-7160
www.GLMengineering.com

FLD.:

DRW.:

RST

CHKD.:

Proposed Drainage Modification
Millstone Village
Medway, Massachusetts
Prepared For:
Elite Home Builders LLC

JOB No. 12,878

DATE: JUNE 26, 2020

SCALE: 1"=40'

SHEET: 1 of 1

Susan Affleck-Childs

From: Robert Truax <Robert.Truax@glmengineering.com>
Sent: Tuesday, September 15, 2020 2:15 PM
To: Bouley, Steven; Susan Affleck-Childs
Cc: Steven Venincasa; Brian Clarke (brian-clarke@live.com); Bridget Graziano
Subject: RE: Millstone stormwater field change authorization
Attachments: 12878-DRAIN MOD-3.pdf

Ok Thanks Steve

From: Bouley, Steven [mailto:Steven.Bouley@tetrattech.com]
Sent: Tuesday, September 15, 2020 2:09 PM
To: Robert Truax; Susan Affleck-Childs
Cc: Steven Venincasa; Brian Clarke (brian-clarke@live.com); Bridget Graziano
Subject: RE: Millstone stormwater field change authorization



Ok thanks, please resubmit corrected plan.

Steven M. Bouley, P.E. | Senior Project Engineer | Tetra Tech
Direct +1 (508) 786-2382 | Business +1 (508) 786-2200 | steven.bouley@tetrattech.com

While we are operating remotely in response to COVID-19, Tetra Tech teams remain fully connected and hard at work servicing our clients and ongoing projects. We would also like to wish health and wellness to you and your family.

This message, including any attachments, may include privileged, confidential and/or inside information. Any distribution or use of this communication by anyone other than the intended recipient is strictly prohibited and may be unlawful. If you are not the intended recipient, please notify the sender by replying to this message and then delete it from your system.

From: Robert Truax <Robert.Truax@glmengineering.com>
Sent: Tuesday, September 15, 2020 2:03 PM
To: Bouley, Steven <Steven.Bouley@tetrattech.com>; Susan Affleck-Childs <sachilds@townofmedway.org>
Cc: Steven Venincasa <sv@casarealty-builders.com>; Brian Clarke (brian-clarke@live.com) <brian-clarke@live.com>; Bridget Graziano <bgraziano@townofmedway.org>
Subject: RE: Millstone stormwater field change authorization

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Correct it would be solid pipe.

Typo

From: Bouley, Steven [mailto:Steven.Bouley@tetrattech.com]
Sent: Tuesday, September 15, 2020 1:57 PM
To: Robert Truax; Susan Affleck-Childs
Cc: Steven Venincasa; Brian Clarke (brian-clarke@live.com); Bridget Graziano
Subject: RE: Millstone stormwater field change authorization

Hi Rob,

This still doesn't work since perforated pipe is being proposed, you need 44% removal prior to discharge to that pipe. I'm assuming the pipe description may be a typo since the perforated isn't needed since that paved area was included in the catchment for Basin #1P in the approved design. Please advise, thanks.

Steve

Steven M. Bouley, P.E. | Senior Project Engineer | Tetra Tech
Direct +1 (508) 786-2382 | Business +1 (508) 786-2200 | steven.bouley@tetrattech.com

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From: Robert Truax <Robert.Truax@glmengineering.com>
Sent: Tuesday, September 15, 2020 1:07 PM
To: Susan Affleck-Childs <sachilds@townofmedway.org>
Cc: Steven Venincasa <sv@casarealty-builders.com>; Brian Clarke (brian-clarke@live.com) <brian-clarke@live.com>; Bouley, Steven <Steven.Bouley@tetrattech.com>; Bridget Graziano <bgraziano@townofmedway.org>
Subject: RE: Millstone stormwater field change authorization

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Hi Susie & Steve,

Steve after we spoke about the cost associated with the drainage install, primarily the treatment unit, I met/spoke with Steve Venincasa and Titan Contractors. It appears we can install the catch basin and pipe it to the catch basin at the corner in the private drive.

The pipe would have 1.5 feet of cover at the proposed catch basin, increasing as it goes to the existing catch basin. This would allow the install without the treatment unit, which is driving the cost and direct the stormwater to the designed drainage basin.

Could you review this alternative and provide us with some comment.

Thank you for your attention in this matter.

Rob

Robert S. Truax
Principal
Email: Robert.truax@glmengineering.com



P 508-429-1100
F 508-429-7160

19 Exchange Street
Holliston, MA 01746

GLMEngineering.com

From: Susan Affleck-Childs [<mailto:sachilds@townofmedway.org>]
Sent: Thursday, August 27, 2020 4:37 PM
To: Robert Truax
Cc: Steven Venincasa; Brian Clarke (brian-clarke@live.com); Bouley, Steven; Bridget Graziano
Subject: RE: Millstone stormwater field change authorization

Hi,

Wondering about the status of this work. Please advise as to the schedule for its completion.

Thanks.

Susy

Susan E. Affleck-Childs
Planning and Economic Development Coordinator
Town of Medway
155 Village Street
Medway, MA 02053
508-533-3291
sachilds@townofmedway.org

From: Susan Affleck-Childs
Sent: Tuesday, August 18, 2020 9:48 AM
To: Robert Truax <Robert.Truax@glmengineering.com>
Cc: Steven Venincasa <sv@casarealty-builders.com>; Brian Clarke (brian-clarke@live.com) <brian-clarke@live.com>;
Steve Bouley <steven.bouley@tetrattech.com>; Andy Rodenhiser <andy@rodenhiser.com>
Subject: Millstone stormwater field change authorization

Good morning,

Attached is the Millstone Stormwater Field Change authorization.

Please contact Steve Bouley at Tetra Tech for inspection of the installation.

Thanks.

Susy

Susan E. Affleck-Childs
Planning and Economic Development Coordinator
Town of Medway
155 Village Street
Medway, MA 02053
508-533-3291
sachilds@townofmedway.org



September 22, 2020
Medway Planning & Economic Development Board
Meeting

Medway Mill Site Plan Public Hearing

- Public Hearing Continuation Notice dated 8-12-20
- Request dated 9-15-2020 from project engineer Amanda Cavaliere to continue the Medway Mill public hearing to October 13, 2020.

Board Members

Andy Rodenhiser, Chair
Robert Tucker, Vice Chair
Thomas Gay, Clerk
Matthew Hayes, P.E.,
Member
Richard Di Iulio, Member
Jessica Chabot, Associate
Member

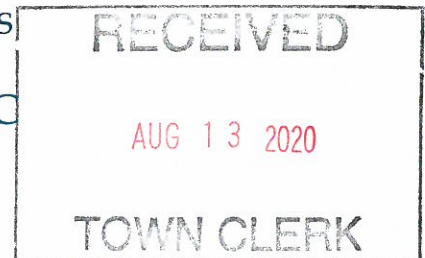


Medway Town Hall
155 Village Street
Medway, MA 02053
Phone (508) 533-3291
Fax (508) 321-4987
Email: planningboard
@townofmedway.org
www.townofmedway.org

TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD



MEMORANDUM

August 12, 2020

TO: Maryjane White, Town Clerk
Town of Medway Departments, Boards and Committees

FROM: Susy Affleck-Childs, Planning and Economic Development Coordinator

RE: Public Hearing Continuation for Medway Mill Site Plan – 165 Main Street
Continuation Date – Tuesday, September 22, 2020 at 7:15 p.m.
REVIEW AND COMMENTS REQUESTED



On August 11th, the Planning and Economic Development Board began the public hearing on the proposed Medway Mill site plan project. At the end of last night's hearing, the Board voted to continue the hearing to Tuesday, September 22 at 7:15 p.m.

Proposed are a series of site improvements to the 7.28 acre property located at 165 Main Street in the Agricultural-Residential II zoning district. These include creating a 41-space surface parking area with electrical vehicle charging stations and bike racks; installation of stormwater management facilities for the parking area; landscaping and lighting; and expansion of the bridge across Chicken Brook for approximately 25 linear feet on each side. As the site includes riverfront areas under the jurisdiction of the Conservation Commission, the project is also subject to its review for an Order of Conditions and a Land Disturbance Permit.

The application, site plan, and supporting documentation were filed with the Town on February 18, 2020. The *Site Plan – Medway Mills* originally dated February 14, 2020, last revised May 13, 2020, was prepared by Guerriere and Halnon of Franklin, MA. The documents are on file with the Medway Town Clerk and the Community and Economic Development Department at Medway Town Hall, 155 Village Street, Medway, MA. Project information has been posted to the Planning and Economic Development Board's page at the Town's web site at: <https://www.townofmedway.org/planning-economic-development-board/pages/medway-mills-major-site-plan-review>.

Please review the plan and forward your comments to me by August 28th. Please don't hesitate to contact me if you have any questions.

Susan Affleck-Childs

From: Amanda Cavaliere <ACavaliere@gandhengineering.com>
Sent: Tuesday, September 15, 2020 2:04 PM
To: Susan Affleck-Childs
Subject: RE: Medway Mill Site Plan Public Hearing Continuation

Good afternoon Susy

On behalf of the applicant we respectfully request a continuance to the October 13th public hearing for 163-165 Main Street (Medway Mills).

Thank you in advance for your consideration and please let us know if you require additional information.

Amanda K. Cavaliere, Office Manager



55 West Central Street
Franklin, MA 02038
Ph. 508.528.3221
Fx. 508.528.7921
Email: acavaliere@gandhengineering.com
Website: www.gandhengineering.com

From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Wednesday, September 9, 2020 10:23 AM
To: Amanda Cavaliere <ACavaliere@gandhengineering.com>
Subject: FW: Medway Mill Site Plan Public Hearing Continuation

Hi Amanda,

We have not received anything for the next scheduled hearing on September 22.

We will need a request to continue the hearing. Please forward that to me. The next available meeting date will be October 13th. We would need stuff from you by September 29th at the very latest. I will be away that week, so we will need to figure out how to handle that submittal in my absence.

Take care,

Susy

From: Susan Affleck-Childs
Sent: Thursday, August 13, 2020 9:56 AM

To: John Greene <johnjgreene1@gmail.com>; Amanda Cavaliere <ACavaliere@gandhengineering.com>

Subject: Medway Mill Site Plan Public Hearing Continuation

Good morning,

See attached PH continuation notice I filed with the Town Clerk this morning.

Just a reminder that we will need to receive any revised plans from you by September 8th.

Take care.

Susy

Susan E. Affleck-Childs
Planning and Economic Development Coordinator
Town of Medway
155 Village Street
Medway, MA 02053
508-533-3291



September 22, 2020
Medway Planning & Economic Development Board
Meeting

Milway Auto Site Plan - 50 Alder Street
Project Completion

- Request dated 9-16-20 from owner Phil Anza for a Certificate of Site Plan Completion and the Board's authorization to release the \$50,000 performance security with Western Surety Company
- Site Plan endorsed (6-12-2018)
- Site Plan decision (5-8-2018)
- As-built plan by Grady Consulting dated (6-3-2020)
- Tetra Tech sign off on as-built plan (8-3-2020)
- Tetra Tech project sign off (9-16-2020)
- Grady Engineering project completion certification (8-3-2020)
- Taxes Paid Certification (9-17-2020)
- Occupancy Permit (1-22-2020)
- DRAFT Certificate of Site Plan Completion (9-17-2020)

Susan Affleck-Childs

From: PHIL ANZA <oldmananza@yahoo.com>
Sent: Wednesday, September 16, 2020 1:17 PM
To: Susan Affleck-Childs
Subject: Re: Alder st punch list.

Hi Suzy

I just wanted to follow up on the project at 50 Alder st. I believe that the punch list is complete. I sent pictures of the patch put in the road last week to Brad Picard. With that done I believe the project is complete. So there are 2 things I think I need at this point.

- 1 A certificate of completion from the planning board.
- 2 A release on the bond issued for the completion of the project.

If there is something I am missing please let me know.

Thanks for all your help

Phil

On Tuesday, September 1, 2020, 02:46:06 PM EDT, Susan Affleck-Childs <sachilds@townofmedway.org> wrote:

Excellent. Thanks. Please let us know when that will happen.

Susy

From: PHIL ANZA [mailto:oldmananza@yahoo.com]
Sent: Tuesday, September 1, 2020 2:28 PM
To: Susan Affleck-Childs <sachilds@townofmedway.org>
Subject: Re: Alder st punch list.

I have spoken with Asphalt Engineering and they are coming out with their repair crew to patch that spot in front of the curbing.

On Tuesday, September 1, 2020, 01:49:31 PM EDT, Susan Affleck-Childs <sachilds@townofmedway.org> wrote:

Hi Phil,

Hope you are well.

What is your plan to address Steve Bouley's comments on the patch in the roadway in front of the curb?

Susy

Susan E. Affleck-Childs

Planning and Economic Development Coordinator

Town of Medway

155 Village Street

Medway, MA 02053

508-533-3291

sachilds@townofmedway.org

From: Bouley, Steven [<mailto:Steven.Bouley@tetrattech.com>]

Sent: Thursday, August 27, 2020 11:40 AM

To: Phil Anza <oldmananza@yahoo.com>; Susan Affleck-Childs <sachilds@townofmedway.org>

Subject: RE: Alder st punch list.

Hi Phil,

Thanks for sending along. The only issue I have is the patch in the roadway in front of the curb. That is not an acceptable repair of the roadway. The area should be neatly cut and patched with asphalt and joints sealed. This existing repair will break up within a winter and begin to degrade the roadway around it. Please let me know if you have any questions, thanks.

Steve

Steven M. Bouley, P.E. | Senior Project Engineer | Tetra Tech
Direct +1 (508) 786-2382 | Business +1 (508) 786-2200 | steven.bouley@tetrattech.com

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From: Phil Anza <oldmananza@yahoo.com>
Sent: Thursday, August 27, 2020 10:05 AM
To: Susan Affleck-Childs <sachilds@townofmedway.org>
Cc: Bouley, Steven <Steven.Bouley@tetrattech.com>
Subject: Alder st punch list.

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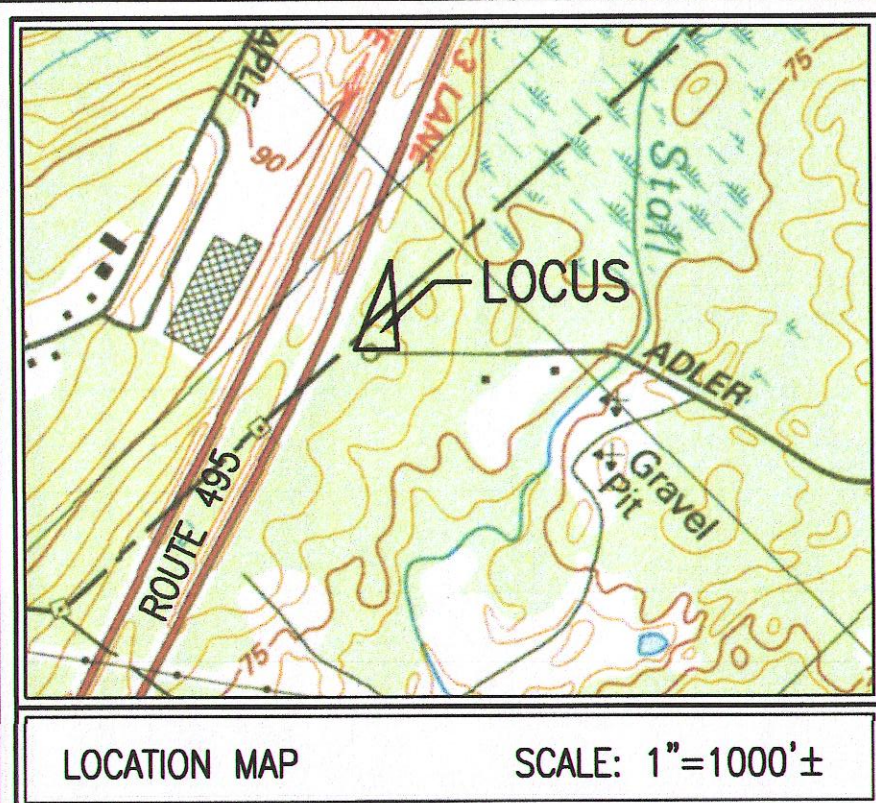








Good morning
I believe this completes the punch list.
Planters
Curbing
HC parking space
If there is something else needed please let me know.
Thanks
Sent from my iPhone



APPROVED WAIVERS – TOWN OF MEDWAY PLANNING BOARD RULES AND REGULATIONS

1. SECTION 204-4 B. STANDARDS FOR SITE PLAN PREPARATION
2. SECTION 204-5 C. 3. EXISTING LANDSCAPE INVENTORY
3. SECTION 204-5 D. 7. LANDSCAPE ARCHITECTURAL PLAN
4. SECTION 205-3 TRAFFIC – B. INTERNAL SITE DRIVEWAYS, 2.
5. SECTION 205-6 PARKING – G. PARKING SPACES & STALLS, 3. a.
6. SECTION 205-6 PARKING – G. PARKING SPACES & STALLS, 4. b.
7. SECTION 205-6 PARKING – G. PARKING SPACES & STALLS, 4. d.
8. SECTION 205-9 TREES AND LANDSCAPING – BUFFERS, PARKING AREAS, SCREENING, TREES, TREE-REPLACEMENT, TREE SIZE.
9. SECTION 205-3 A. CURB CUTS, 2.
10. SECTION 205-6 H. CURBING

ZONING DATA

DISTRICT: INDUSTRIAL III
USE: *AUTOMOTIVE SALES AND SERVICE

	REQUIRED	PROVIDED
LOT AREA	40,000 S.F.	44,989 S.F.
LOT FRONTAGE	NA	244.52 FT
LOT WIDTH	100 FT	196.58 FT

	REQUIRED	PROPOSED
FRONT YARD	30 FT	*24.9 FT
SIDE YARD	20 FT	23.5 FT
REAR YARD	30 FT	56.0 FT

	REQUIRED	PROPOSED
MAX LOT COVERAGE	17,995 S.F. (40%)	3,250 S.F. (7.2%)
IMPERVIOUS COVERAGE		11,024 S.F. (24.5%)

PARKING:

VEHICLE REPAIR SHOPS: 1 SPACE PER 300 S.F. GROSS FLOOR AREA PLUS
2 SPACES PER SERVICE BAY

	REQUIRED	PROPOSED
3,250 S.F./ 300 G.F.A. + 2(3 SERVICE BAY) =	17 SPACES	17 SPACES
PARKING SPACE =	9' x 18'	

ZONING BOARD OF APPEALS – VARIANCES GRANTED – SEE DECISION DATED FEBRUARY 7, 2018

SECTION 5.4 – TO GRANT THE USE OF AN AUTOMOTIVE SALES AND SERVICE BUSINESS
WITHIN THE INDUSTRIAL III ZONING DISTRICT

SECTION 6.1 – REDUCTION IN THE REQUIRED FRONT SETBACK OF 30 FT TO 24.9 FT

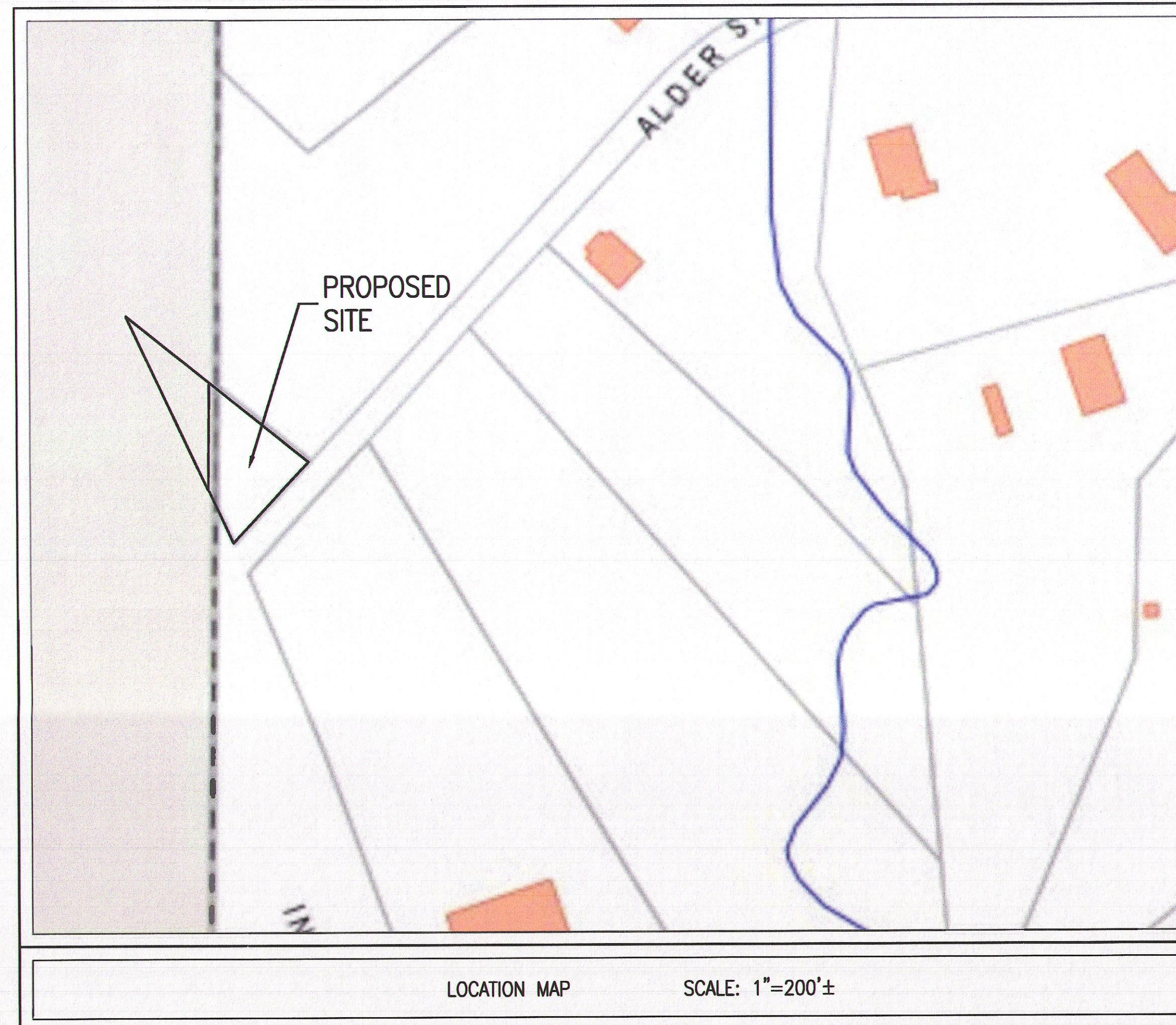
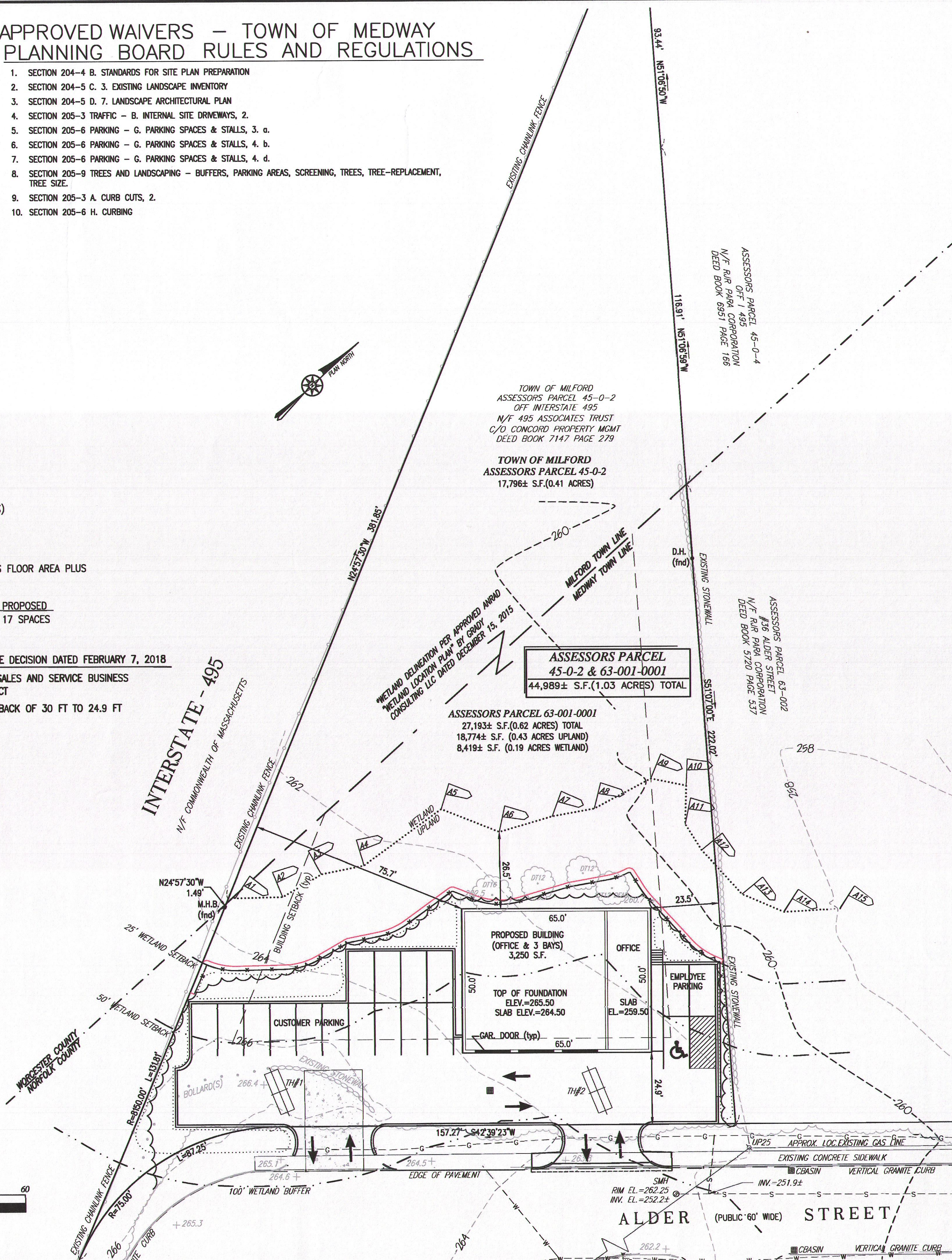
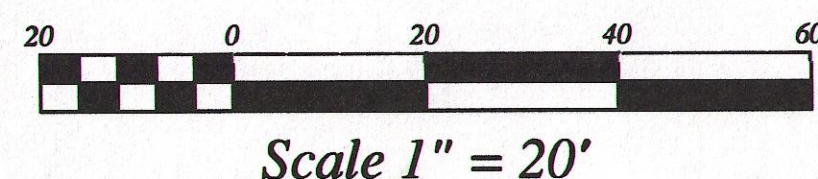
TOWN OF MEDWAY PLANNING &
ECONOMIC DEVELOPMENT BOARD

Richard J. Grady

SIGNATURES

APPROVAL DATE
06/12/18
ENDORSEMENT DATE

CONSENT OF THE TOWN OF MEDWAY, MASSACHUSETTS, TO THE PREPARATION OF THIS SITE PLAN BY GRADY CONSULTING, L.L.C., IS HEREBY GRANTED. THE TOWN OF MEDWAY, MASSACHUSETTS, SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO GRADY CONSULTING, L.L.C., AND FOR THE ACCURACY OF THE SITE PLAN. GRADY CONSULTING, L.L.C., SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE TOWN OF MEDWAY, MASSACHUSETTS, AND FOR THE ACCURACY OF THE SITE PLAN. ANY MODIFICATIONS MADE TO THE DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF GRADY CONSULTING, L.L.C., SHALL RENDER IT UNUSABLE.



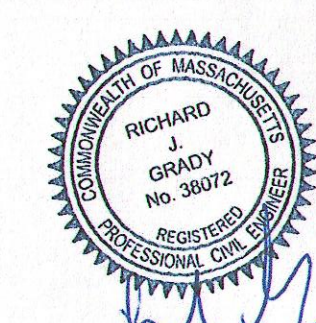
SHEET INDEX	
SHEET 1	COVER
SHEET 2	EXISTING CONDITIONS
SHEET 3	SITE PLAN
SHEET 4	DRAINAGE
SHEET 5	DRAINAGE DETAILS
SHEET 6	DETAILS
SHEET 7	DETAILS
SHEET 8	DETAILS
SHEET 9	PHOTOMETRIC PLAN
SHEET A0	BUILDING ELEVATION & FLOOR PLANS
SHEET A0.1	BUILDING ELEVATION & FLOOR PLANS
SHEET A1	BUILDING ELEVATION & FLOOR PLANS
SHEET A2	BUILDING ELEVATION & FLOOR PLANS
SHEET A3	BUILDING ELEVATION & FLOOR PLANS

RECORD OWNER:
ASSESSOR PARCEL 63-001-0001

ALDER STREET REALTY LLC
119 MILFORD STREET
MEDWAY, MA 02053
LC CERTIFICATE No. 194055
LOT 2 – LC PLAN No. 32712A

TOWN OF MILFORD
ASSESSOR PARCEL 45-0-2

ALDER STREET REALTY LLC
119 MILFORD STREET
MEDWAY, MA 02053
LC CERTIFICATE No. 17616
LOT 5 – LC PLAN No. 32802A



PLAN REFERENCES:

1. PLAN No. 834 OF 1977, PLAN BOOK 263
2. PLAN No. 180 OF 1997, PLAN BOOK 464
3. PLAN No. 24 OF 2006, PLAN BOOK 559
4. LAND COURT PLAN No. 32712A
5. LAND COURT PLAN No. 32802A

REVISIONS	
6/27/16	CONSERVATION COMMISSION COMMENTS
8/5/16	CONSERVATION COMMISSION COMMENTS
8/15/16	CONSERVATION COMMISSION COMMENTS
8/22/16	REQUEST FOR WAIVERS
3/19/18	REVIEW ENGINEER/PLANNING BOARD COMMENTS
4/2/18	REVIEW ENGINEER/PLANNING BOARD COMMENTS
6/4/18	REVIEW ENGINEER/PLANNING BOARD DECISION

PROPOSED 3,250 S.F. COMMERCIAL BUILDING SITE PLAN

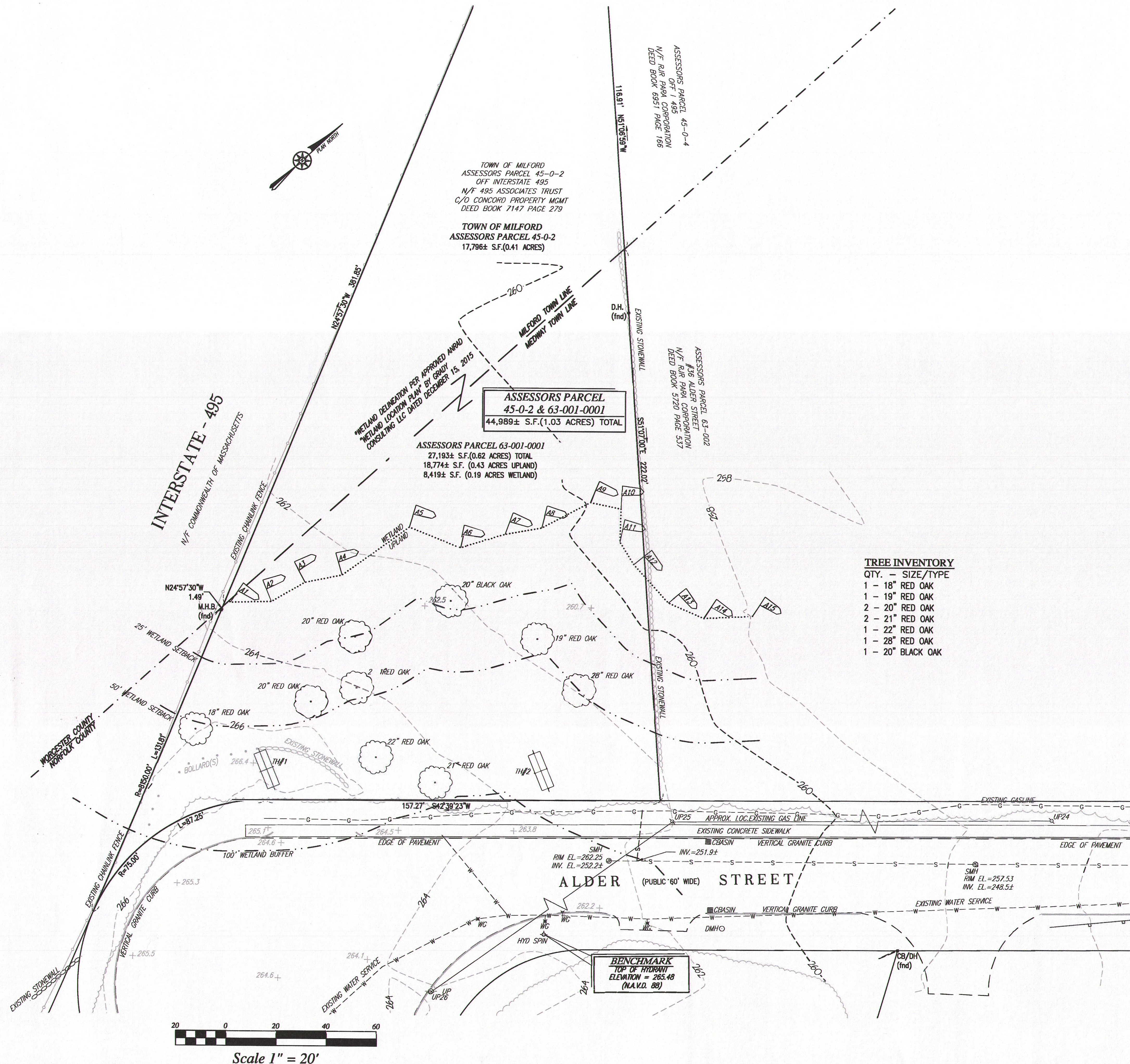
#50 ALDER STREET
MEDWAY, MASSACHUSETTS

PREPARED FOR:
ALDER STREET REALTY LLC
119 MILFORD STREET
MEDWAY, MA 02053

MARCH 30, 2016
SCALE: AS SHOWN
JOB No. 15-307

GRADY CONSULTING, L.L.C.
Civil Engineers and Land Surveyors
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378

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NOTES:

1. PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE NORFOLK COUNTY REGISTRY OF DEEDS AND THE TOWN OF MEDWAY ASSESSORS DEPARTMENT.
2. TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY GRADY CONSULTING, L.L.C. OCTOBER 2015.
3. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. EXISTING WETLANDS DELINEATED BY ECO TERRA DESIGN GROUP, LLC
5. THE SITE IS NOT LOCATED IN AN AQUIFER PROTECTION ZONE II.
6. SUBJECT SITE IS IN THE INDUSTRIAL III (IND-III) ZONE AS DEPICTED ON THE TOWN OF MEDWAY ZONING MAP.
7. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE ONLY AND ARE TO BE CONSIDERED APPROXIMATE. GRADY CONSULTING, L.L.C. DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 250243 0136E, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

[Signature]
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[Signature]

SIGNATURES

APPROVAL DATE

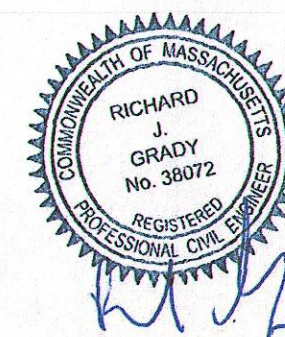
ENDORSEMENT DATE

REVISIONS	
6/27/16	CONSERVATION COMMISSION COMMENTS
8/5/16	CONSERVATION COMMISSION COMMENTS
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SITE PLAN EXISTING CONDITIONS #50 ALDER STREET MEDWAY, MASSACHUSETTS

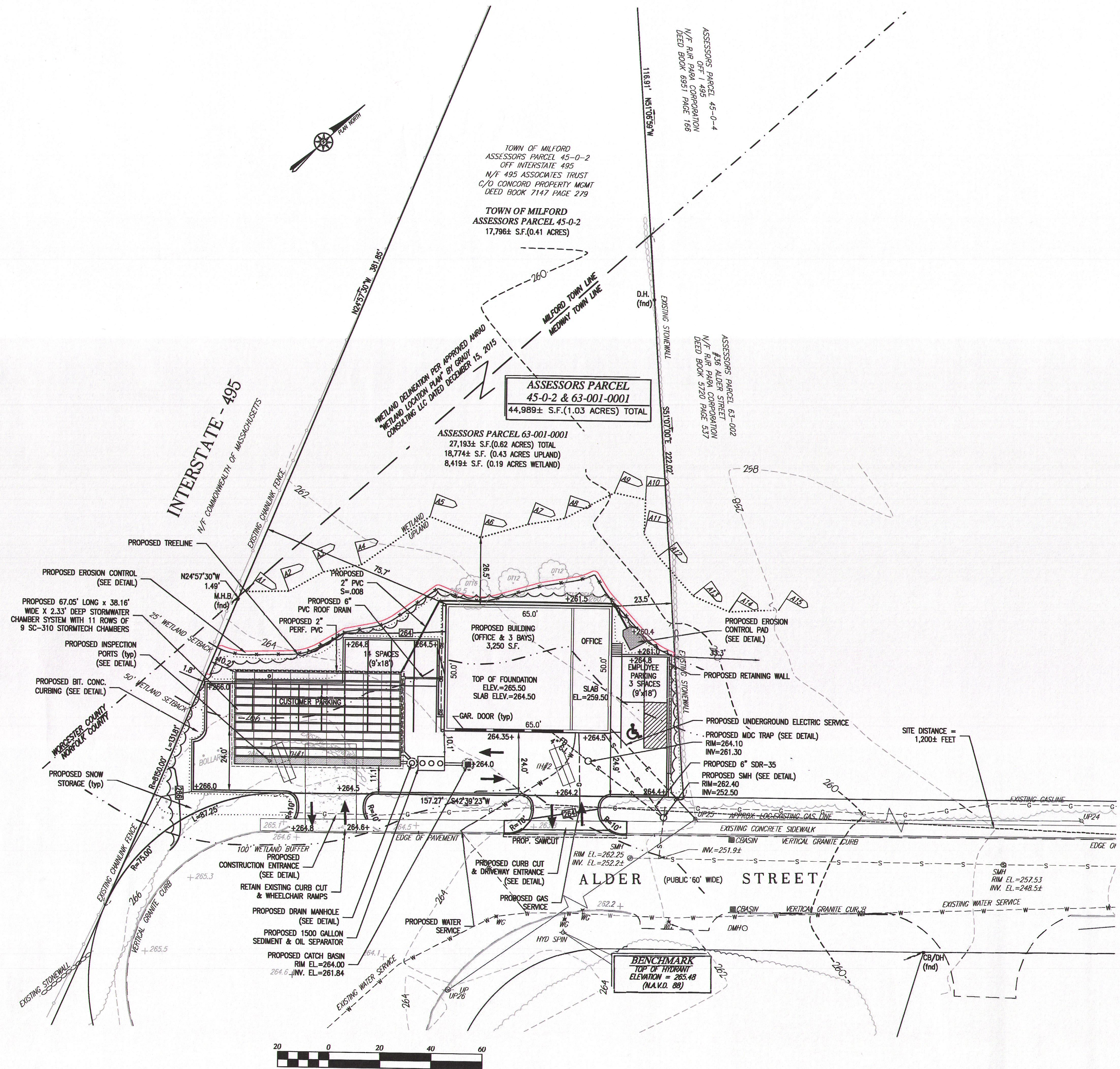
PREPARED FOR:
ALDER STREET REALTY LLC
119 MILFORD STREET
MEDWAY, MA 02053

MARCH 30, 2016
SCALE: 1"=20'
JOB No. 15-307



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TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD
[Signature]
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ENDORSEMENT DATE

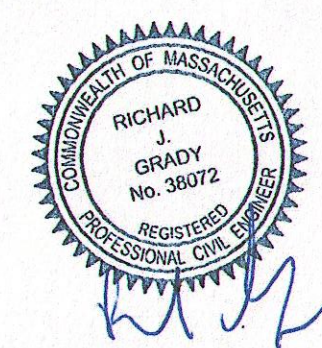
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SITE PLAN
#50 ALDER STREET
MEDWAY, MASSACHUSETTS

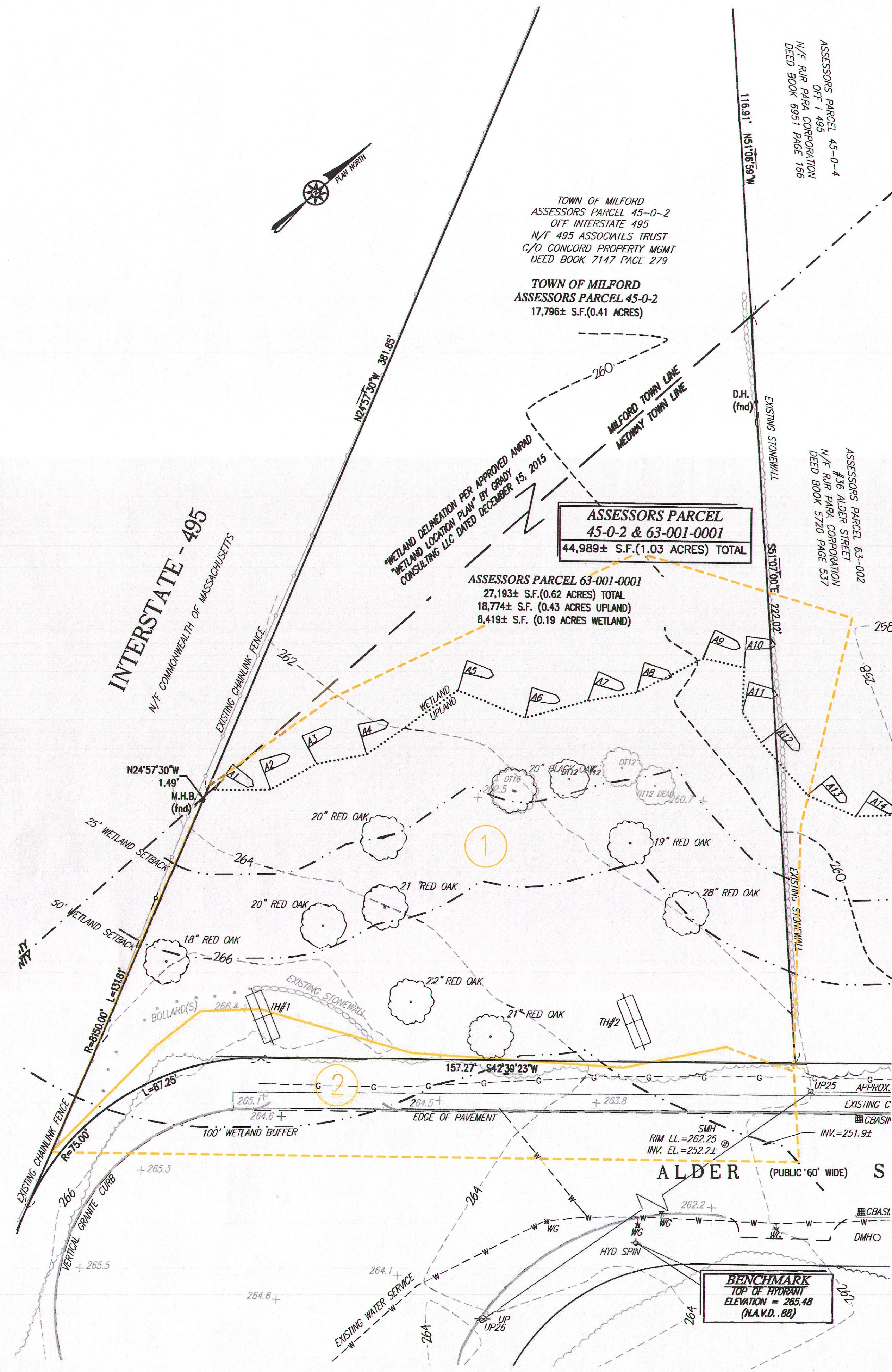
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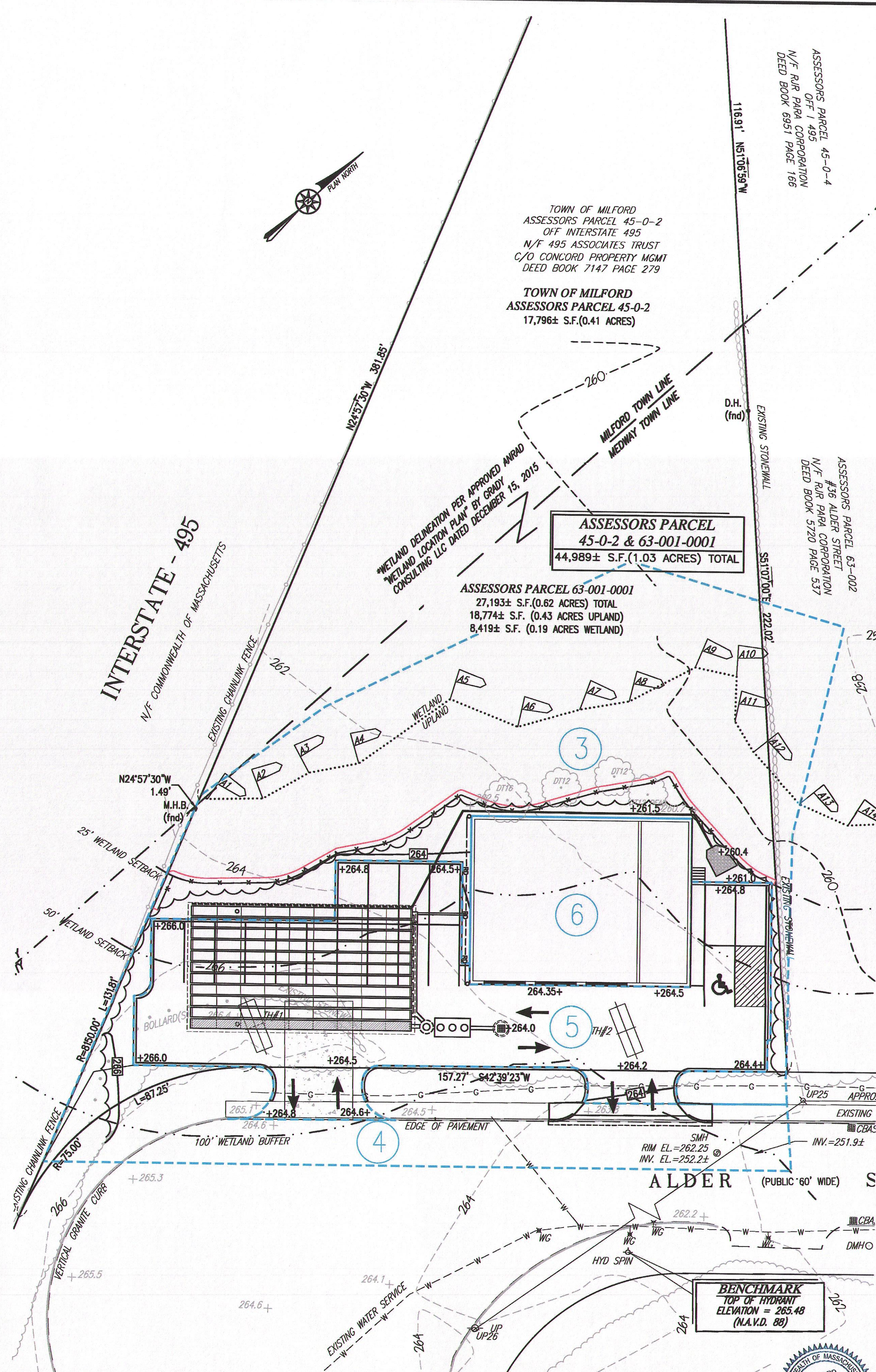
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PRE DEVELOPMENT CONDITION



POST DEVELOPMENT CONDITION

TOWN OF MEDWAY PLANNING &
ECONOMIC DEVELOPMENT BOARD

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[Signature]

SIGNATURES

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SITE PLAN DRAINAGE #50 ALDER STREET MEDWAY, MASSACHUSETTS

PREPARED FOR:
ALDER STREET REALTY LLC
119 MILFORD STREET
MEDWAY, MA 02053

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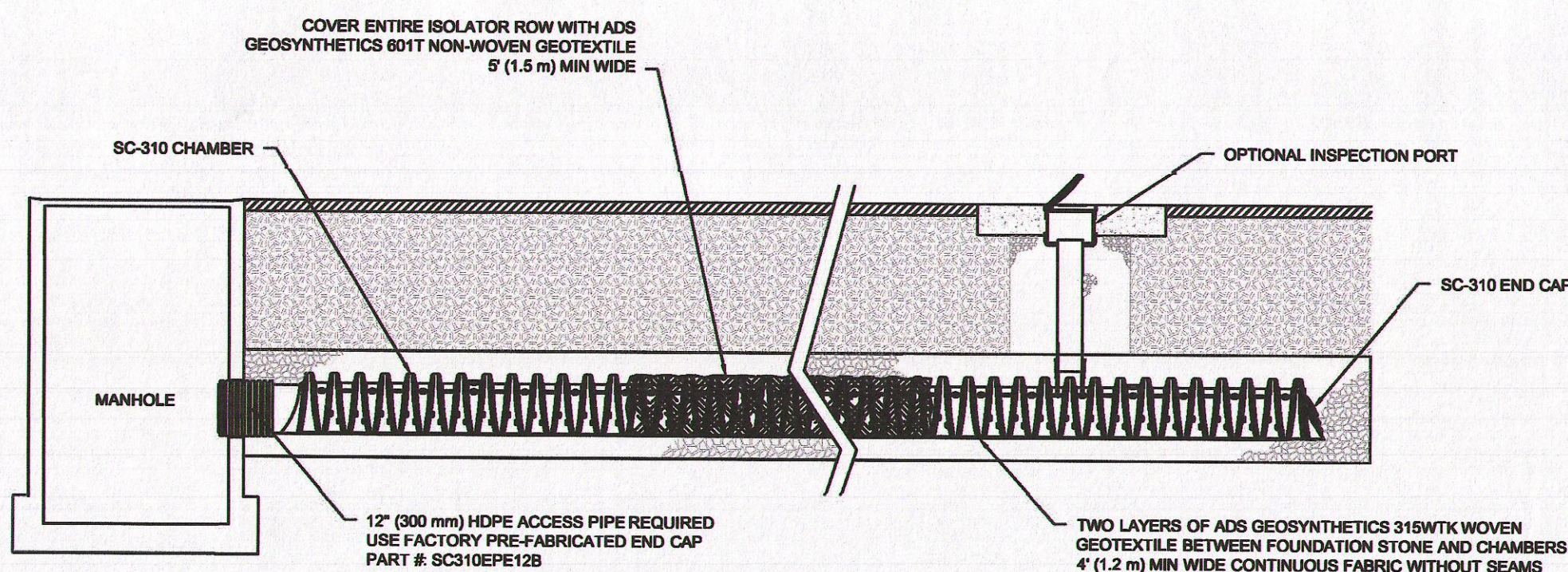
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INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- INSPECTION PORTS (IF PRESENT)
 - REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2; IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
- REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
 - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
 - MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2; IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
 - APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

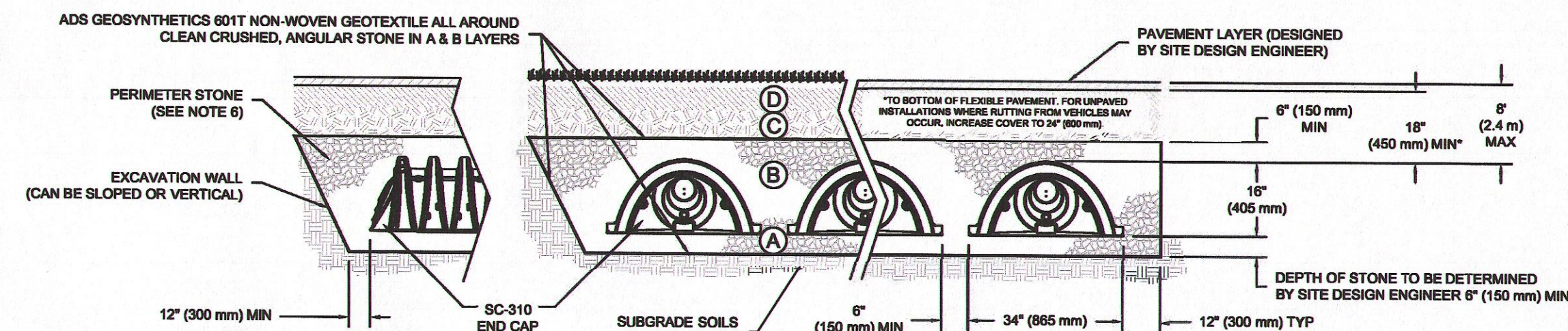


SC-310 ISOLATOR ROW DETAIL

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

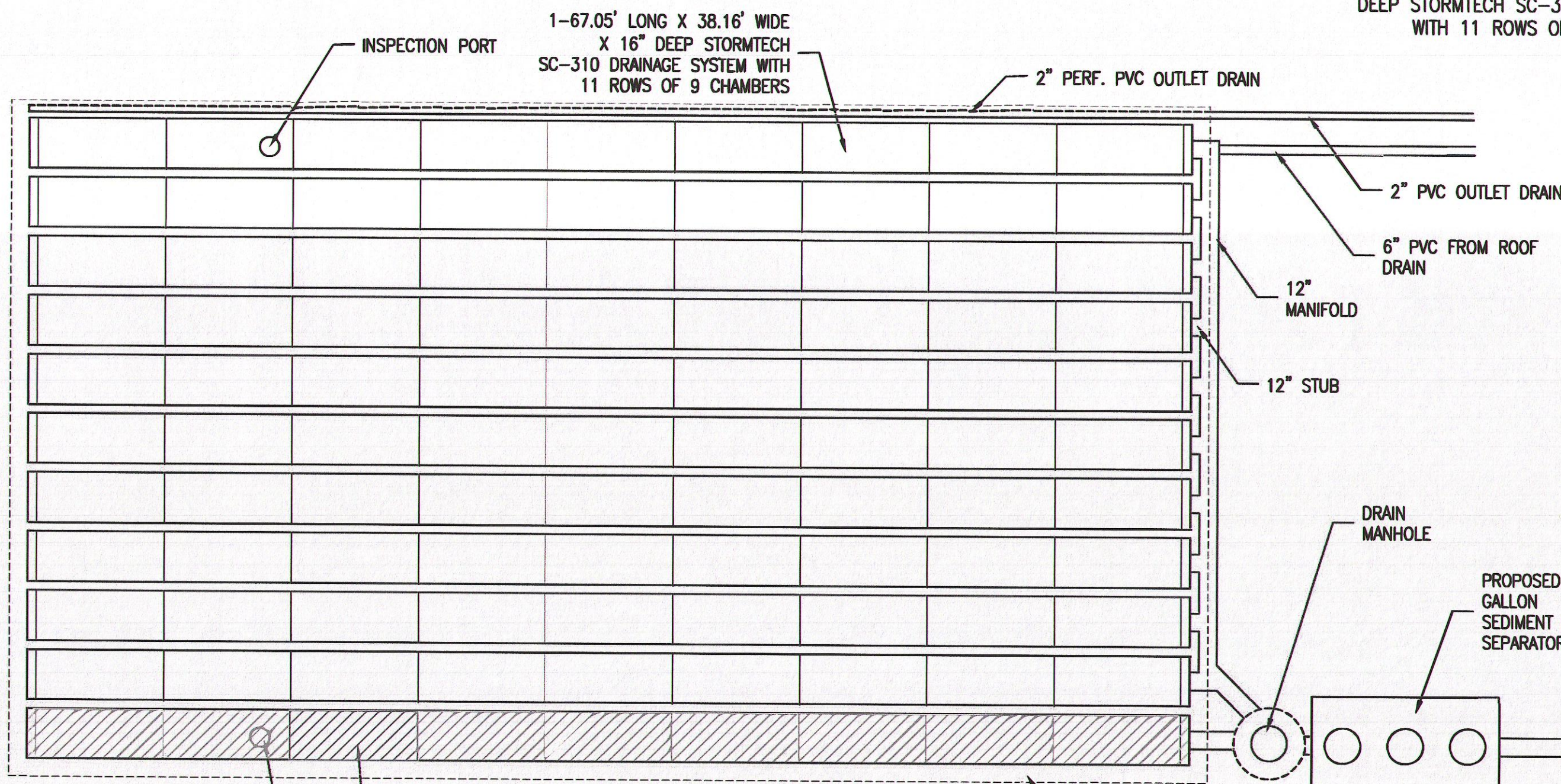
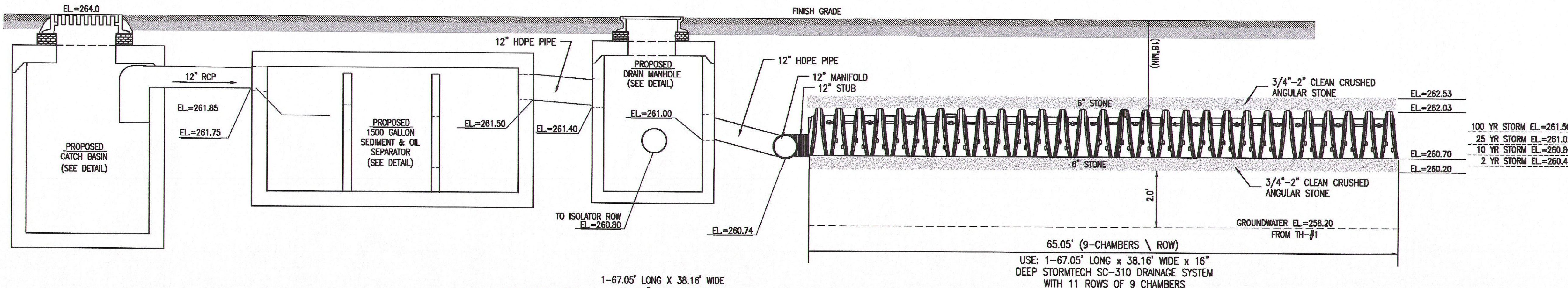
MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 ¹ A-1, A-2, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 85% RELATIVE DENSITY FOR PROCESSSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. **

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTIONED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

- SC-310 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

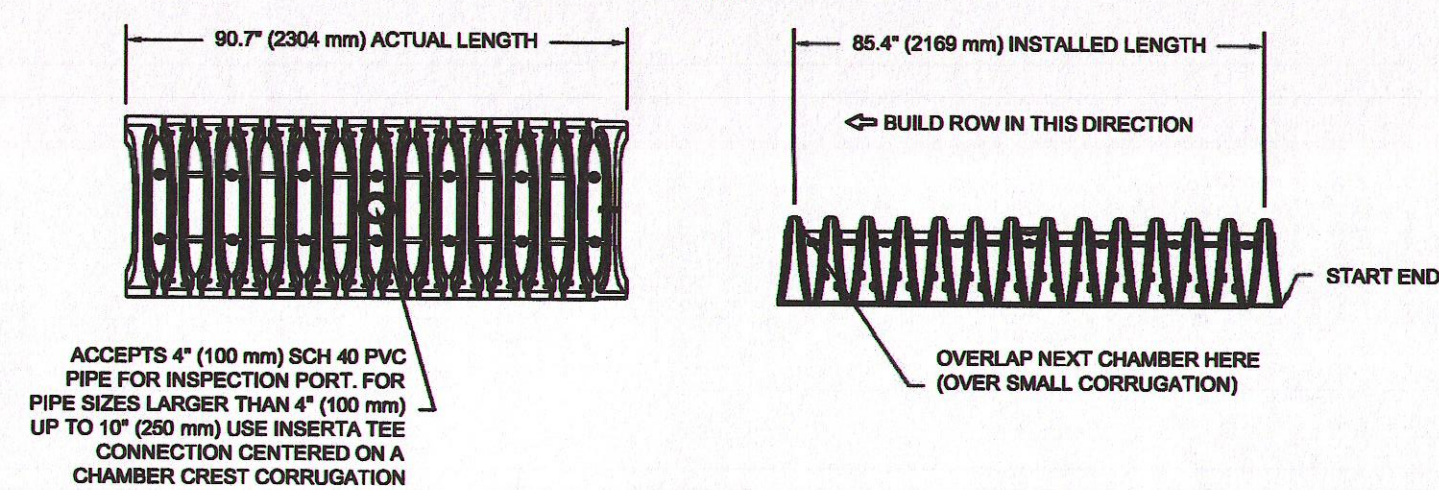


PROPOSED DRAINAGE SYSTEM DETAIL

(NOT TO SCALE)

SC-310 TECHNICAL SPECIFICATION

NTS



PART #	STUB	A	B	C
SC310EP007 / SC310EP007PC	6" (150 mm)	9.6" (244 mm)	5.0" (127 mm)	0.5" (13 mm)
SC310EP008 / SC310EP008PC	8" (200 mm)	11.9" (302 mm)	3.6" (91 mm)	0.6" (15 mm)
SC310EP009 / SC310EP009PC	10" (250 mm)	12.7" (323 mm)	1.4" (36 mm)	0.7" (18 mm)
SC310EP010 / SC310EP010PC	12" (300 mm)	13.6" (343 mm)	0.9" (23 mm)	0.9" (23 mm)

ALL STUBS, EXCEPT FOR THE SC310EP12B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2894.

* FOR THE SC310EP12B THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

SOIL LOGS

T.H.#1	EL	T.H.#2	EL
0"-12" FILL	264.20	0"-12" A SANDY LOAM	262.50
24"-30" A SANDY LOAM	263.70	12"-32" B LOAMY SAND	260.83
30"-60" B LOAMY SAND	261.20	32"-132" C LOAMY SAND	252.50
60"-126" C LOAMY SAND	255.70		
D=10"-6" WEETING		D=11"-0" MOTTLING	
8"-0" (EL=258.20)		6"-0" (EL=257.50)	

REVISIONS	CONSERVATION COMMISSION COMMENTS
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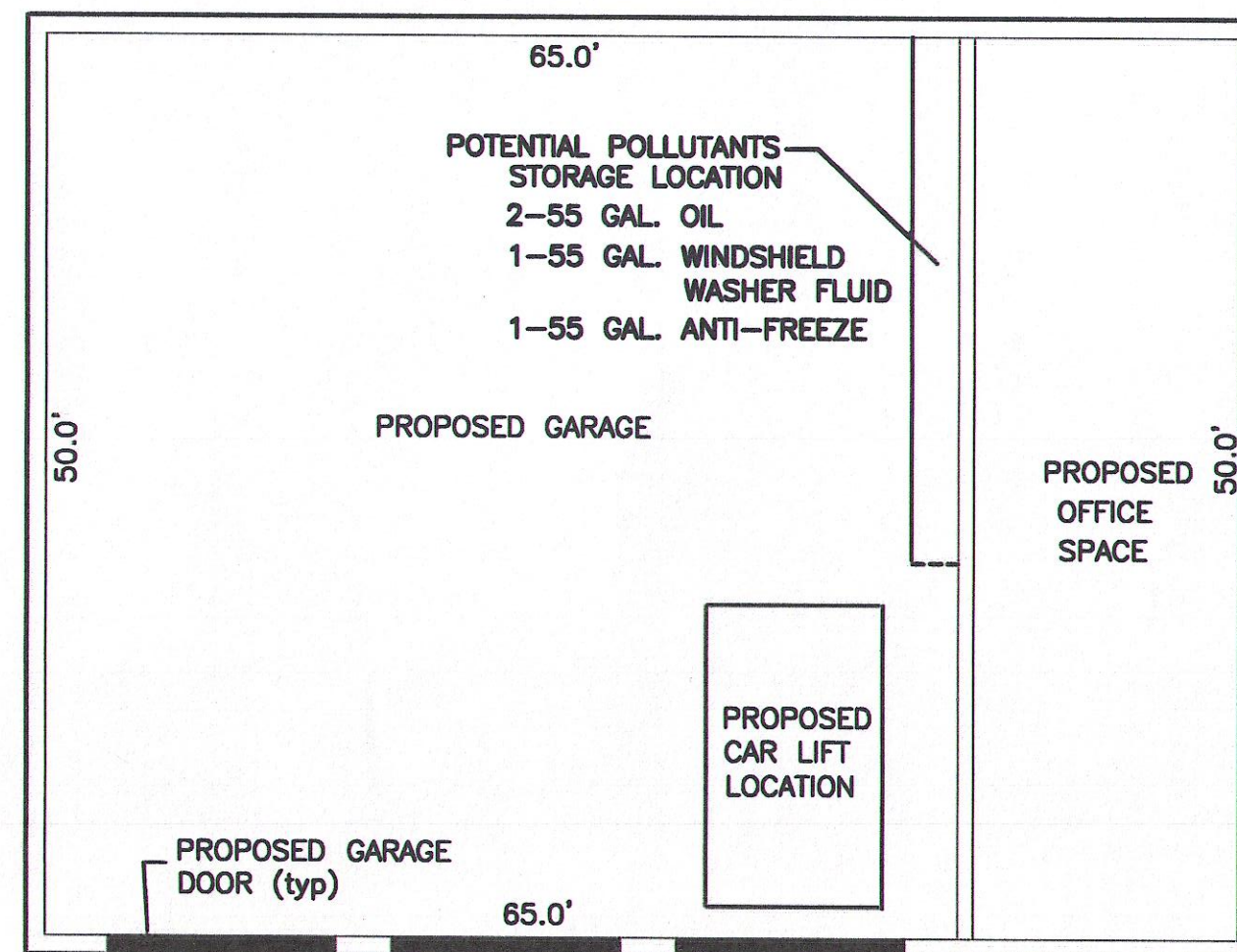
SITE PLAN

DRAINAGE
#50 ALDER STREET
MEDWAY, MASSACHUSETTS

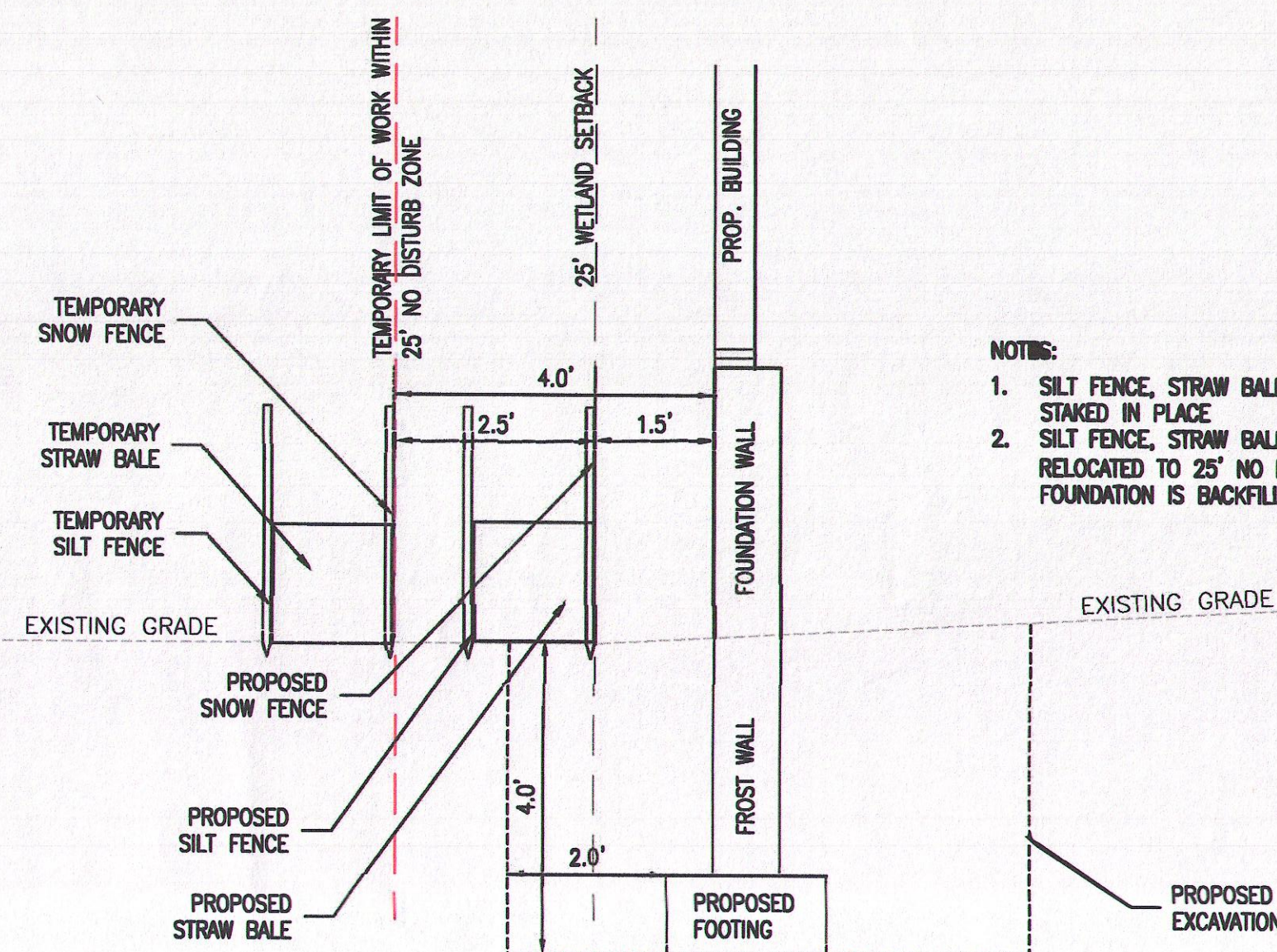
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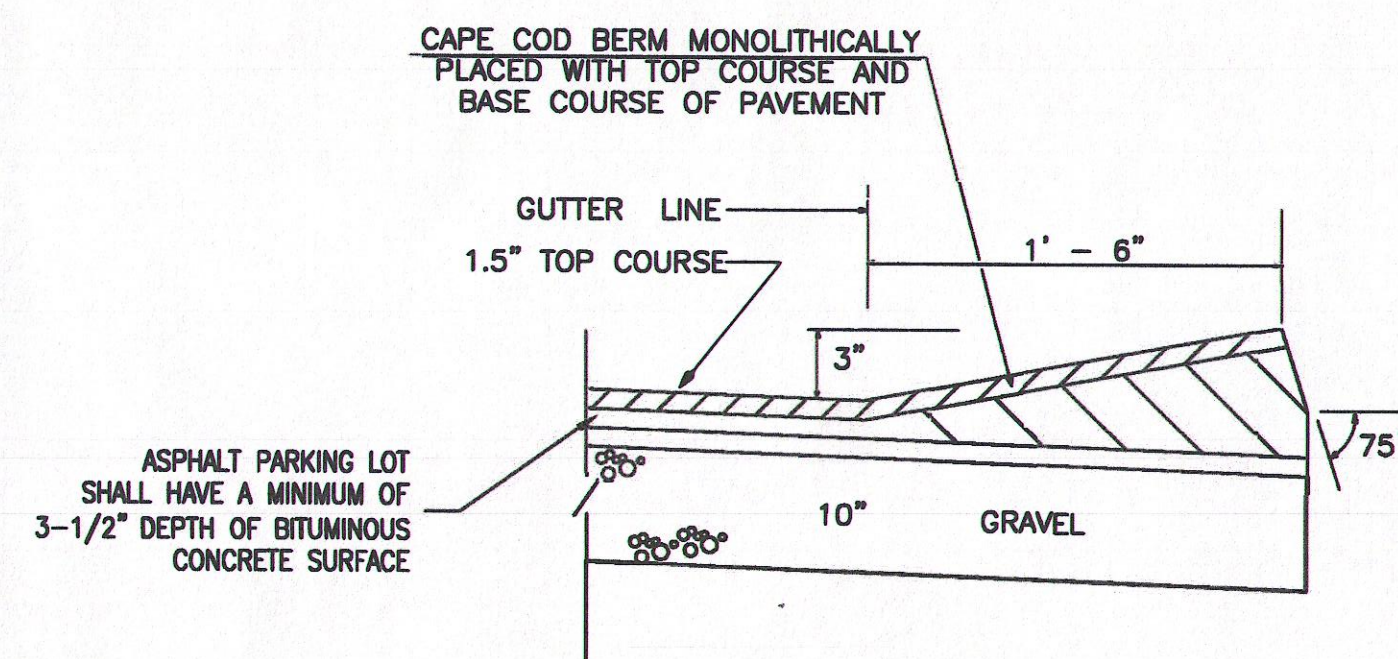
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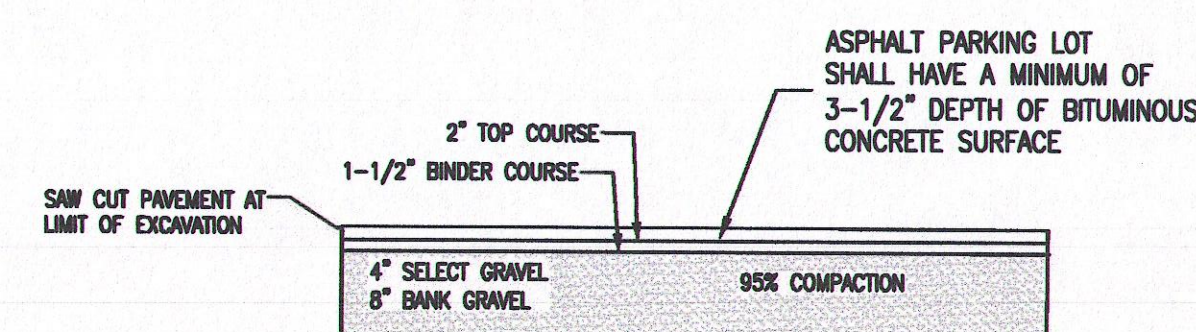
POTENTIAL POLLUTANTS STORAGE DETAIL
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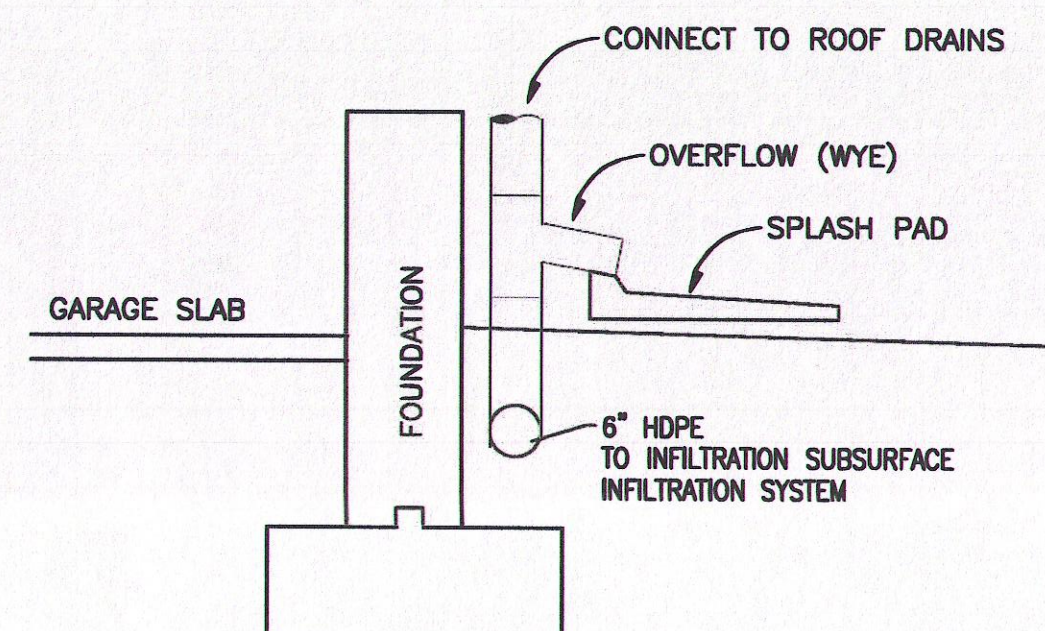
FOUNDATION CONSTRUCTION DETAIL
SCALE 1"=1'



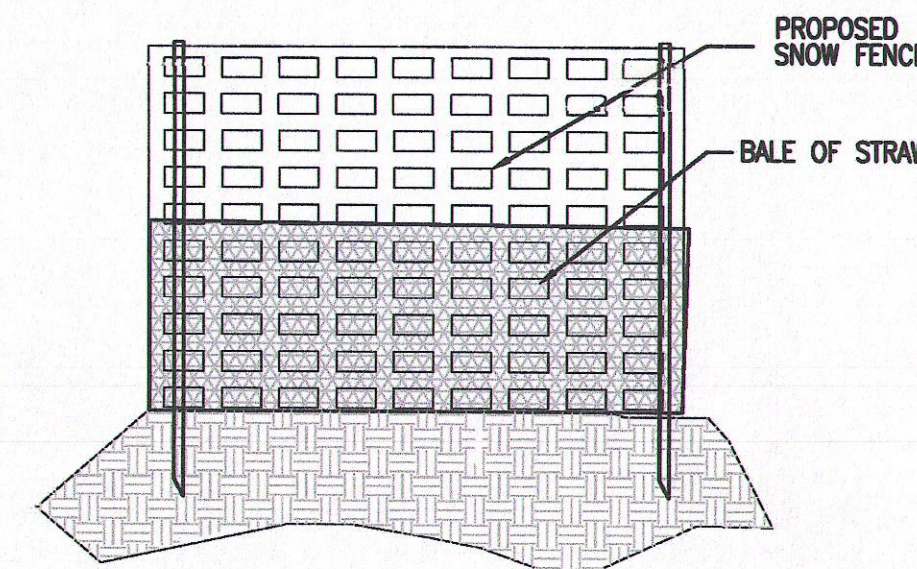
CAPE COD BERM DETAIL
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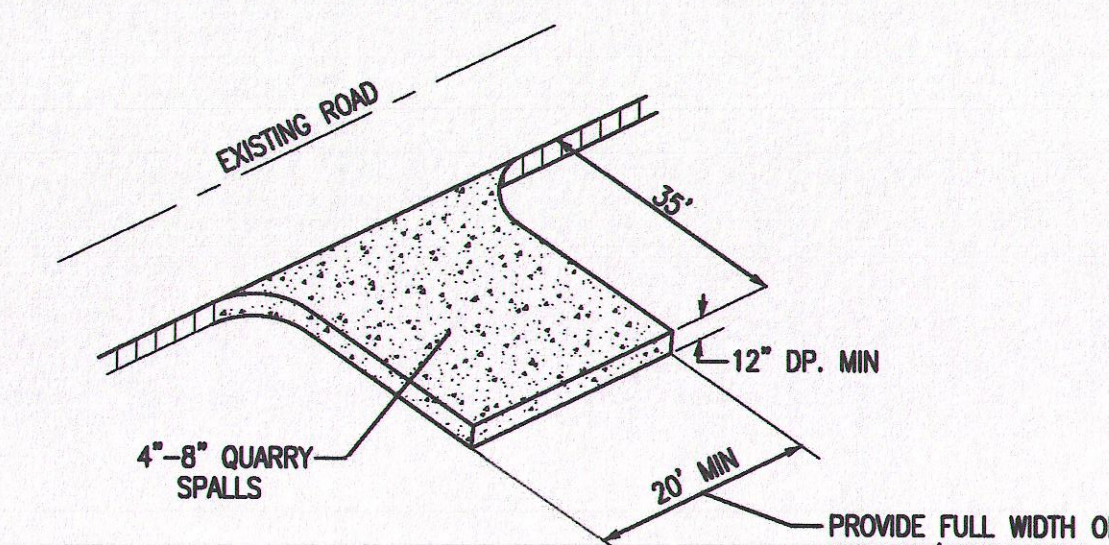
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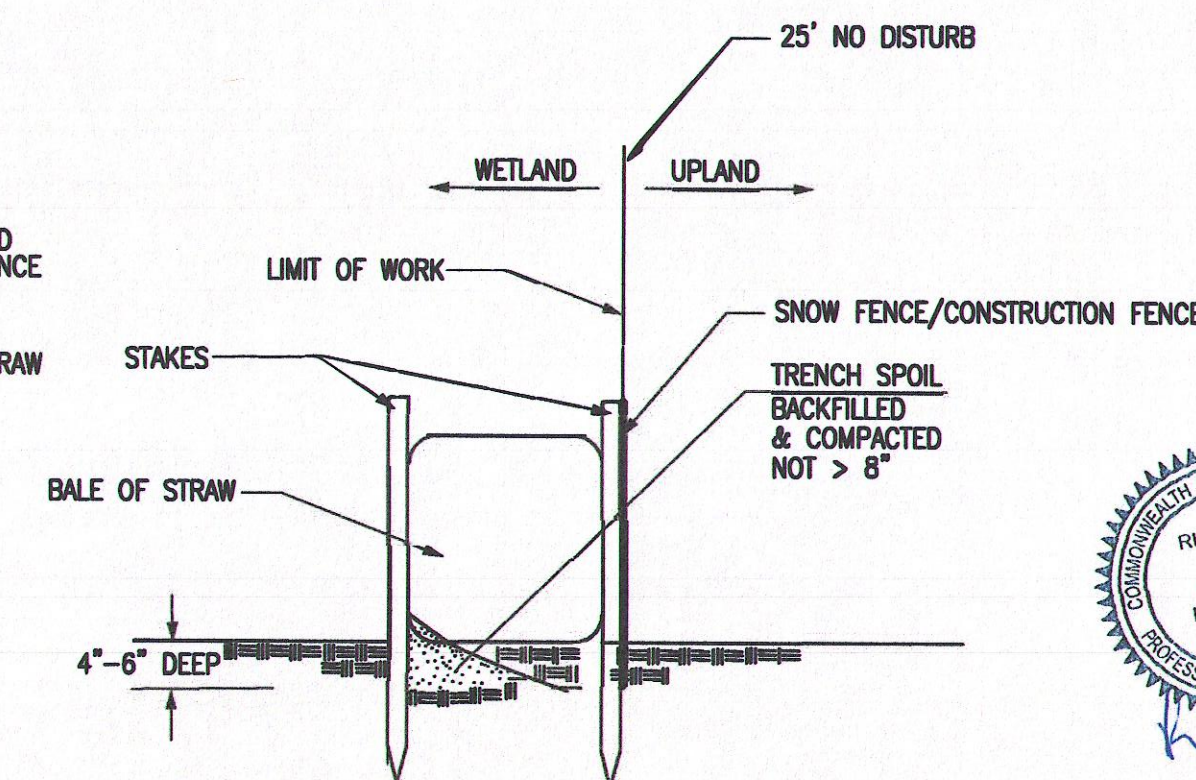
ROOF DRAIN DETAIL
(NOT TO SCALE)



SILT FENCE STRAW BALE AND SNOW FENCE DETAIL
NOT TO SCALE



CRUSHED STONE CONSTRUCTION APRON
(NOT TO SCALE)



SITE PLAN DETAILS

#50 ALDER STREET
MEDWAY, MASSACHUSETTS

PREPARED FOR:
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119 MILFORD STREET
MEDWAY, MA 02053

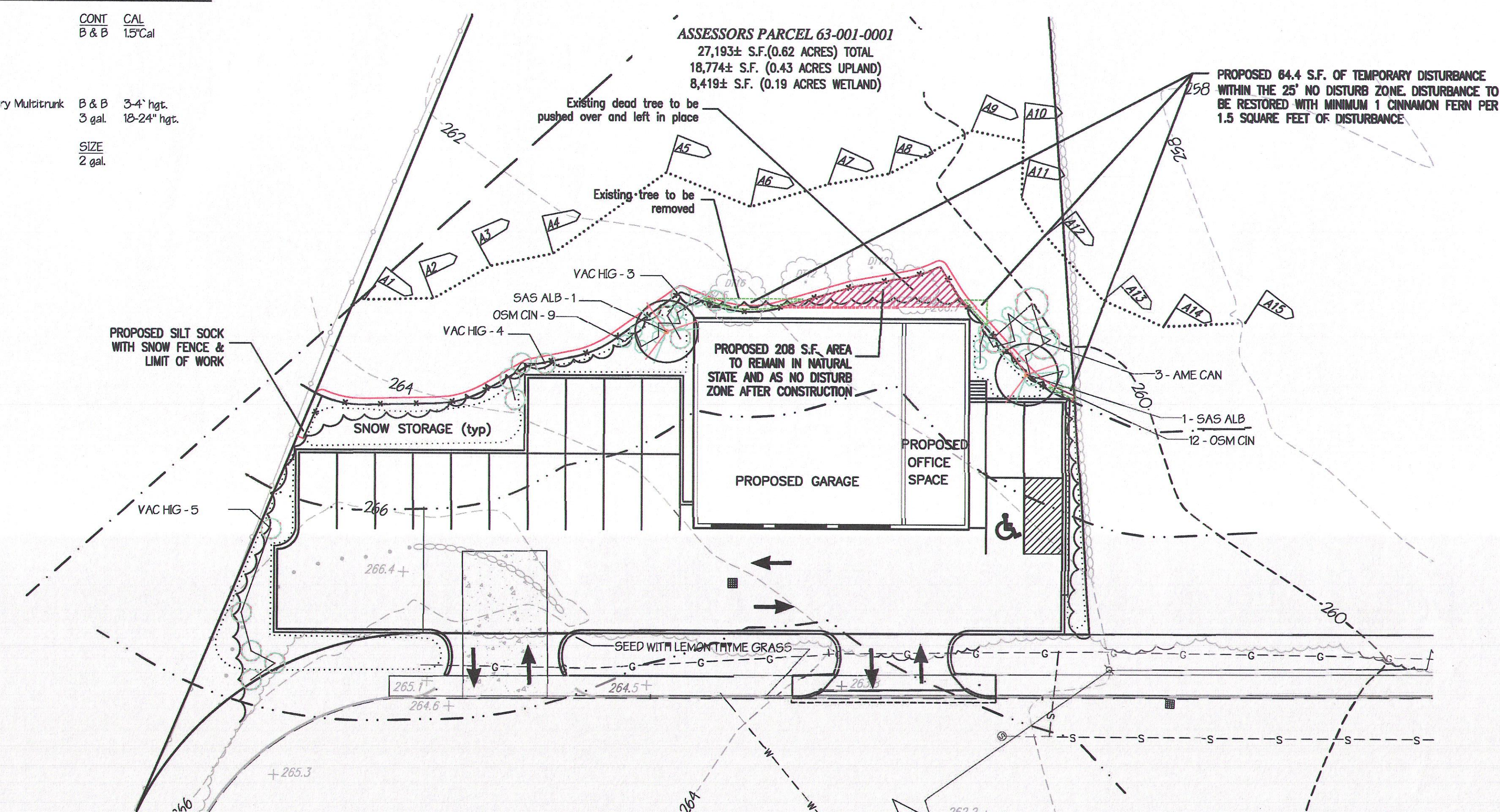
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PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
SAS ALB	2	Sassafras albidum / Sassafras	B & B	13" Cal
SHRUBS				
AME CAN	3	Amelanchier canadensis / Shadblow Serviceberry Multitrunk	B & B	3-4' hgt.
VAC HIG	13	Vaccinium corymbosum / Highbush Blueberry	3 gal.	18-24" hgt.
FERMS				
OSM CIN	21	Osmunda cinnamomea / Cinnamon Fern	SIZE	2 gal.



PROPOSED TEMPORARY DISTURBANCE
AND LANDSCAPE PLANTING DETAIL
SCALE 1" = 10'

TOWN OF MEDWAY PLANNING &
ECONOMIC DEVELOPMENT BOARD

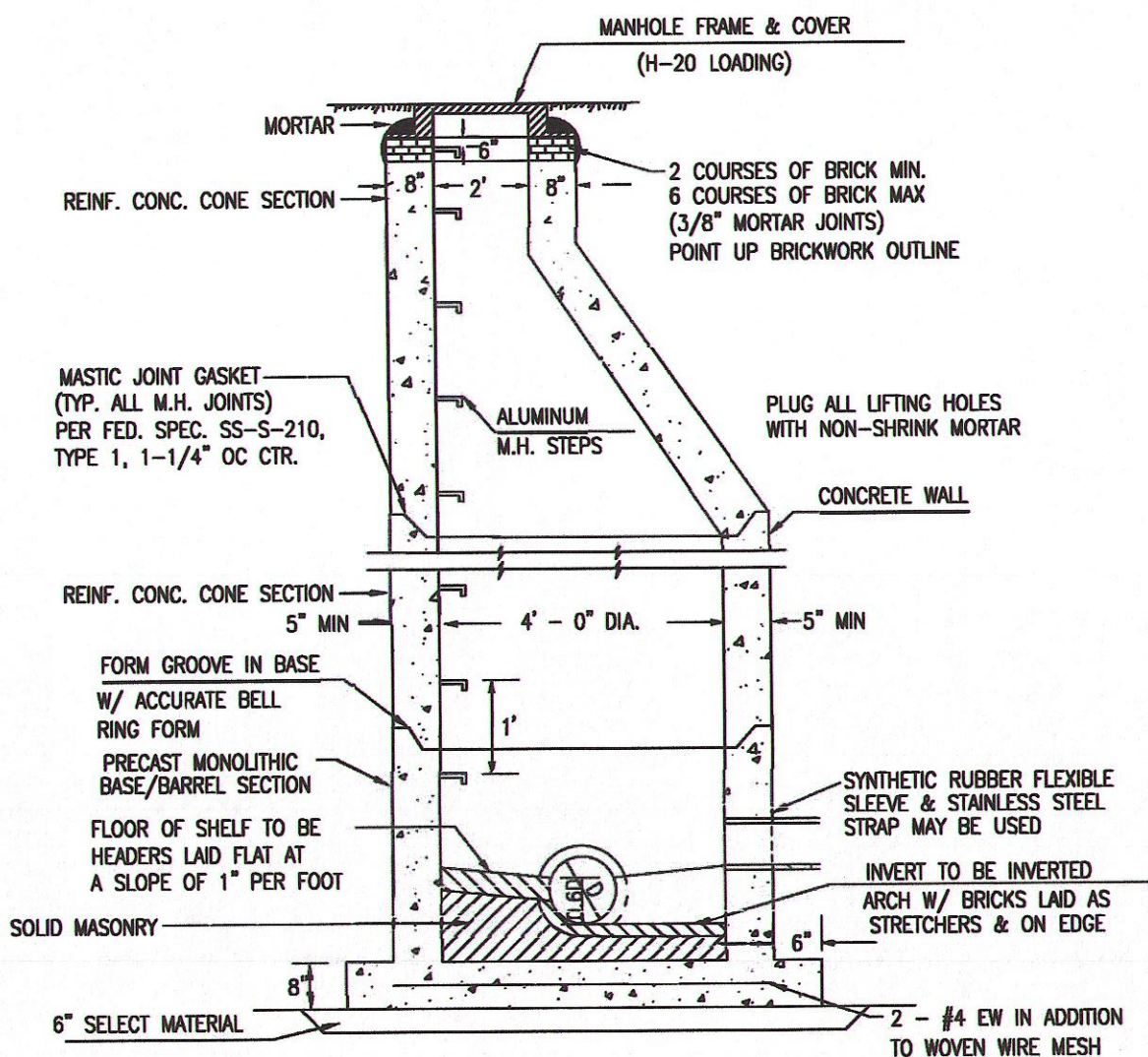
Richard J. Grady
Matthew J. Grady

SIGNATURES

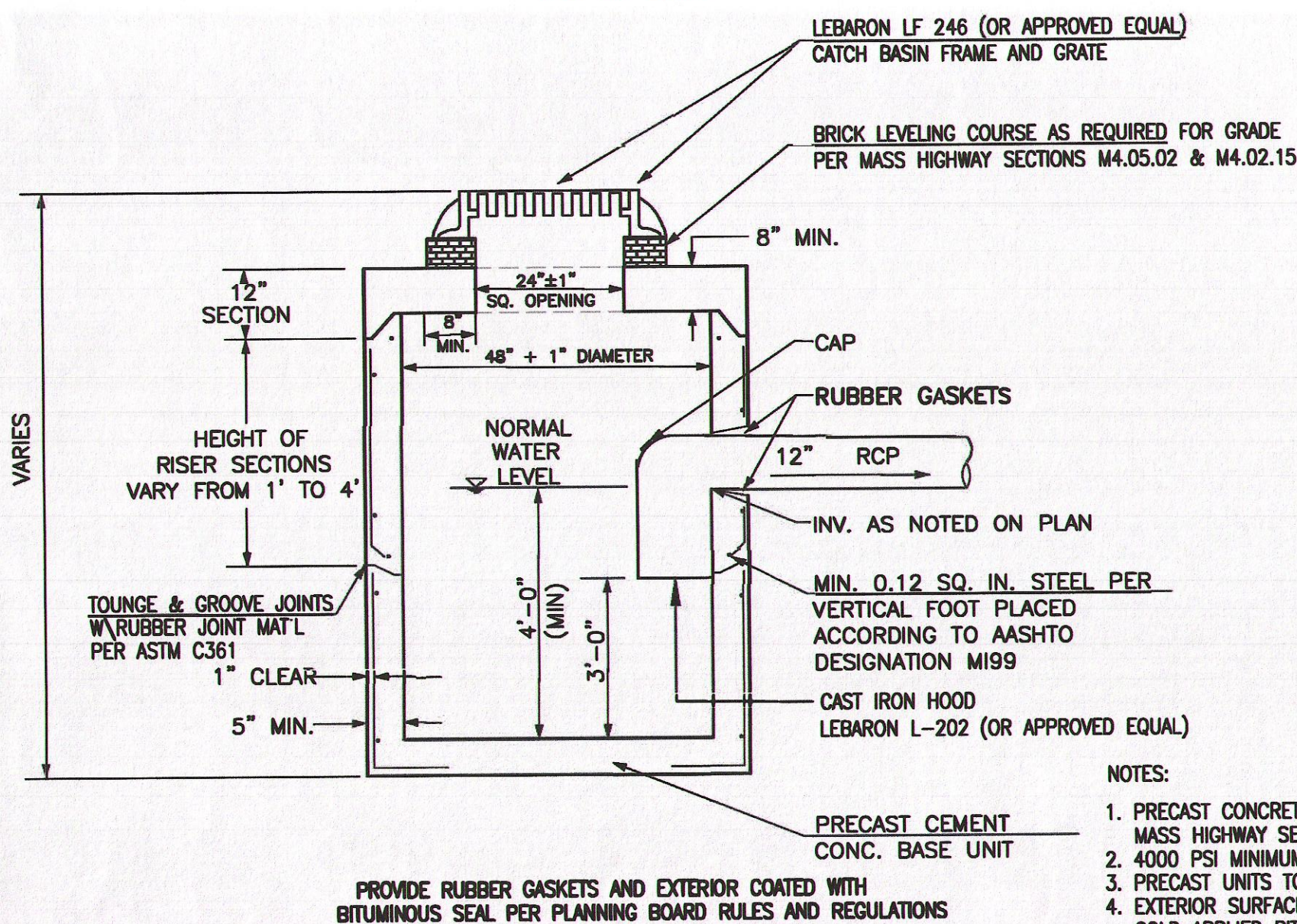
APPROVAL DATE

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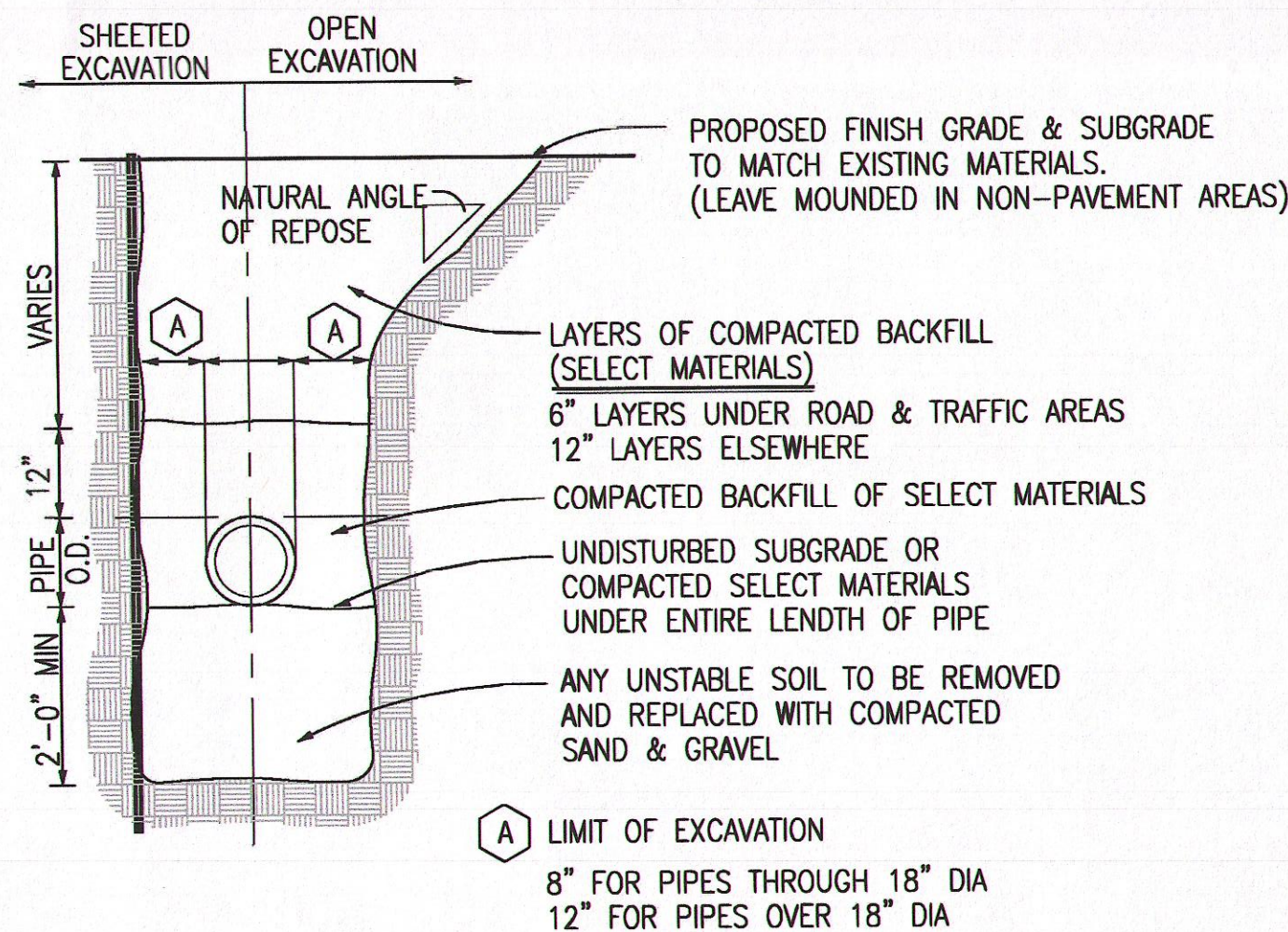
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SANITARY SEWER MANHOLE
(NOT TO SCALE)



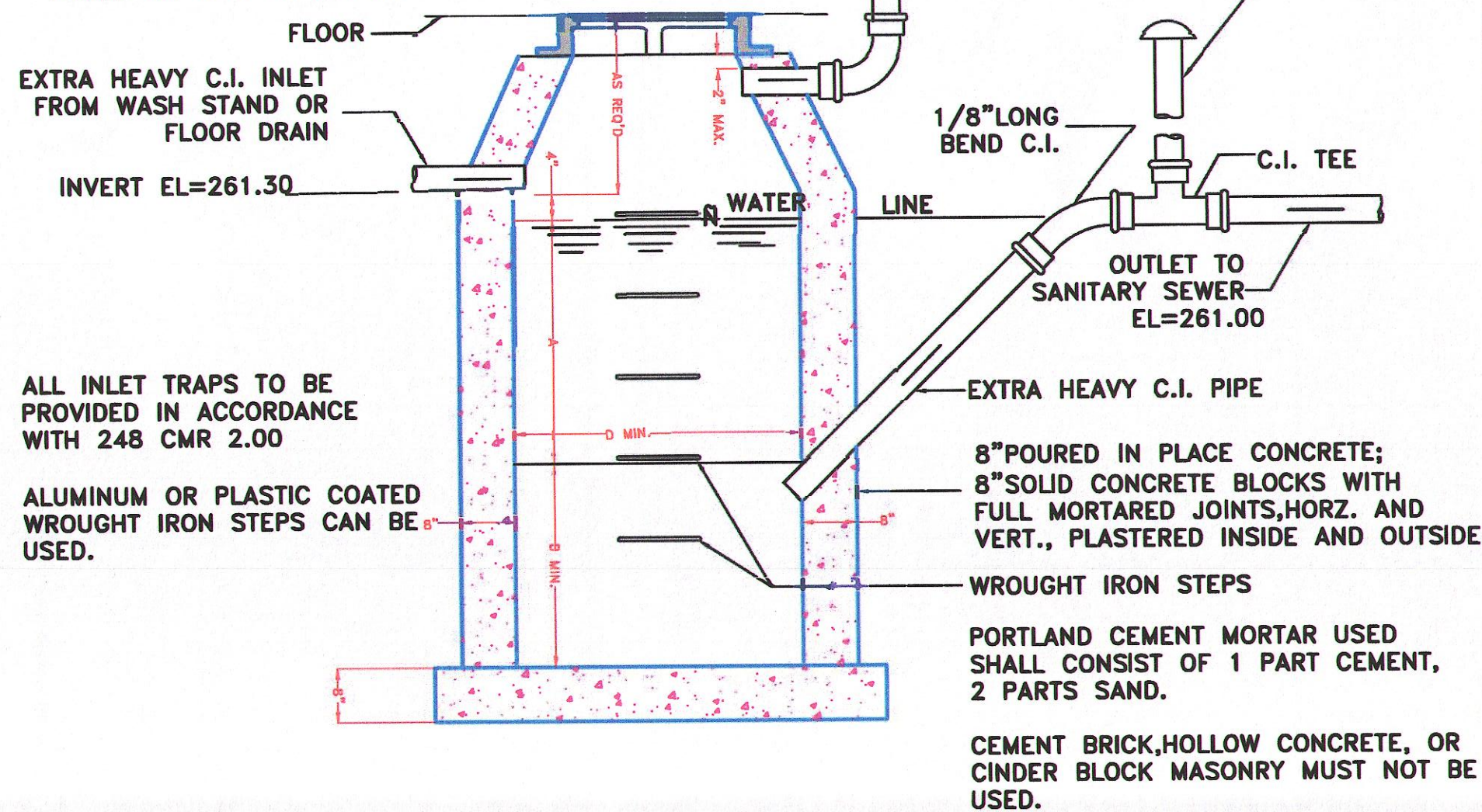
PRECAST GASOLINE TRAP CATCH BASIN
(NOT TO SCALE)



TRENCH EXCAVATION DETAIL
(NOT TO SCALE)

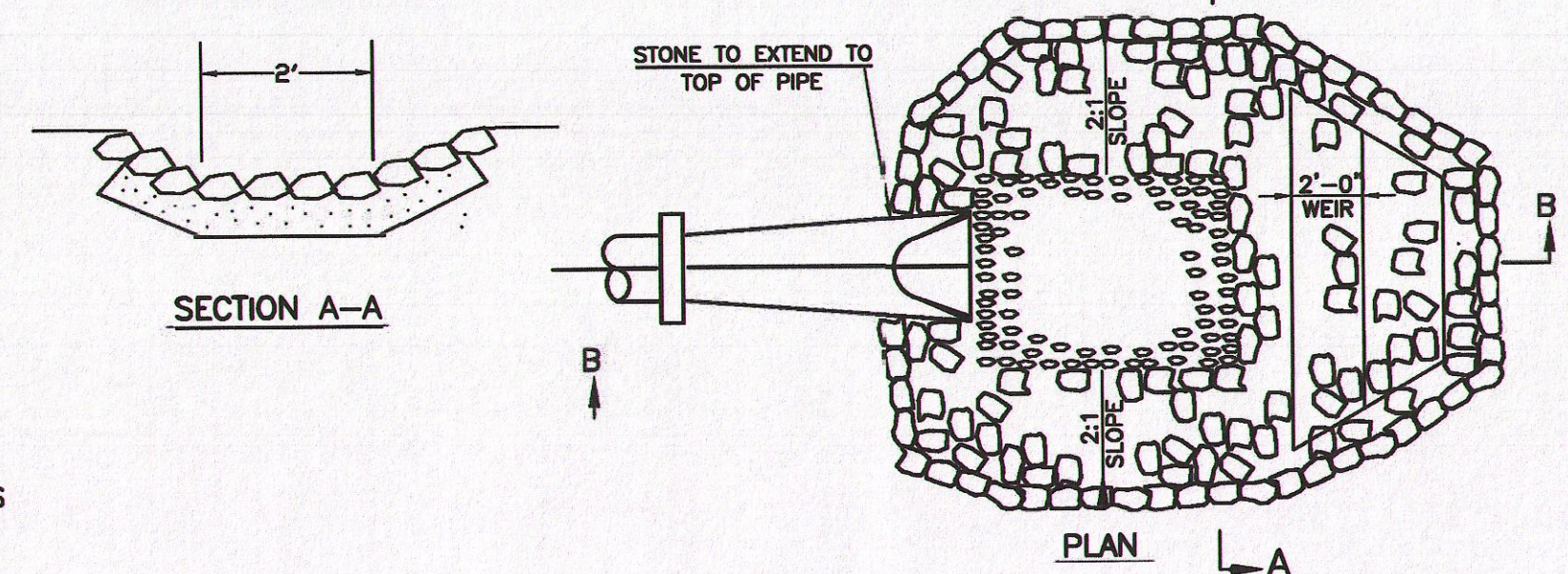
NOTES:

FOR INLETS LARGER THAN 10" THE DESIGN AND DIMENSIONS WILL BE DETERMINED FOR EACH PARTICULAR CASE
PRE-CAST SEPARATORS ARE TO HAVE ALL SPECIFIED HOLES EITHER CORE-BORED OR CAST IN PLACE.

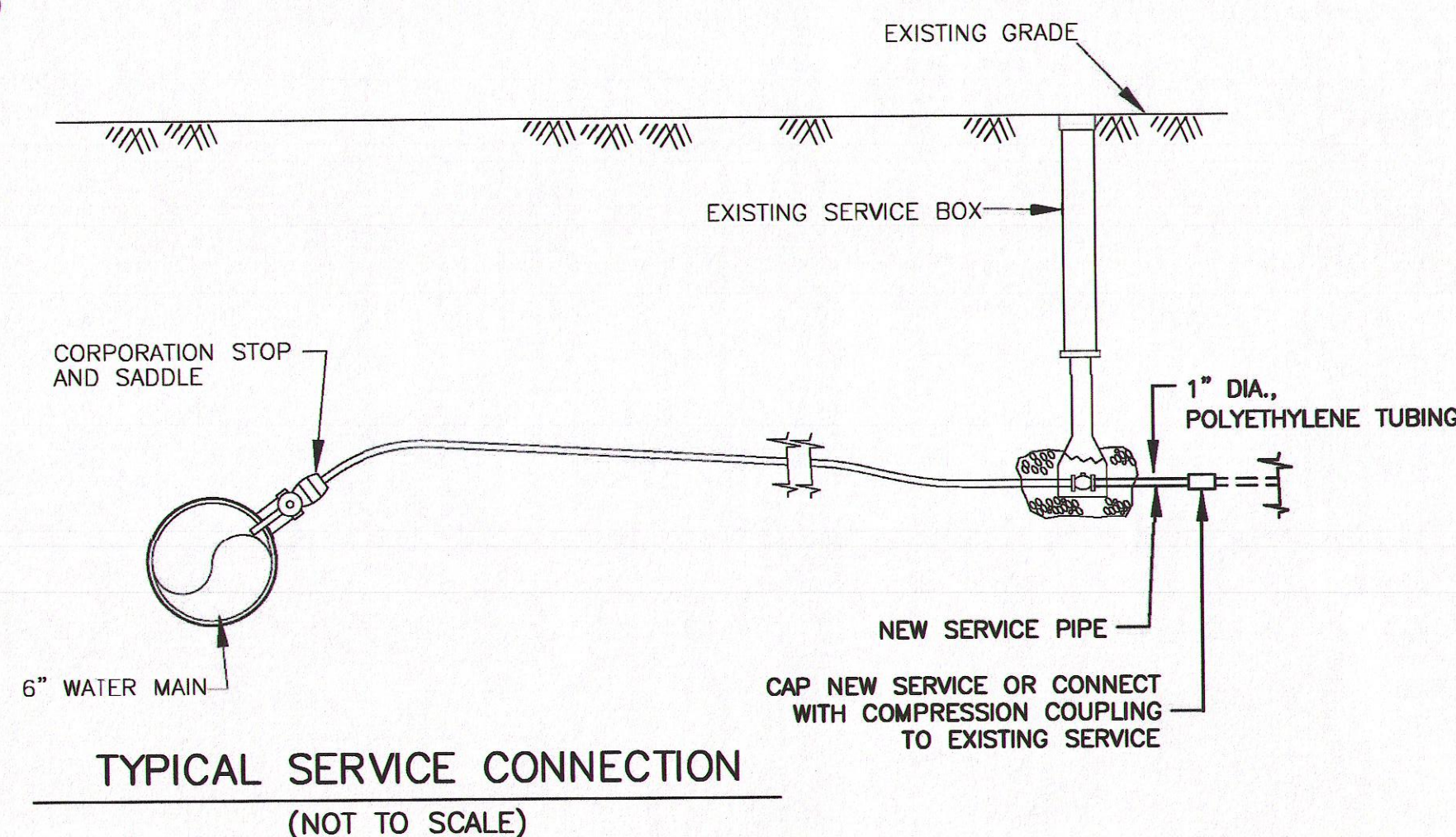


M.D.C. TRAP OIL/GREASE SEPARATOR
(NOT TO SCALE)

NOTES:
1. STONE FOR EROSION CONTROL PADS SHALL COMPLY WITH MDPW MATERIAL SPEC M 2.02.3
2. STONE BERM FOR SILT TRAP SHALL BE CONSTRUCTED AROUND SIDES OF EROSION CONTROL PADS
NOTE: DIMENSIONS DESIGNATED S.B. REFER TO SEDIMENTATION BASIN
DIMENSIONS DESIGNATED D.B. REFER TO DETENTION BASIN



DETAIL - SILT TRAP, EROSION CONTROL PAD
(NOT TO SCALE)



TYPICAL SERVICE CONNECTION
(NOT TO SCALE)

INLET	D	A	B	INLET	D	A	B
4"	3'-6"	3'-0"	2'-6"	8"	5'-0"	6'-0"	5'-0"
5"	3'-6"	3'-0"	2'-6"	10"	5'-0"	6'-0"	5'-0"
6"	3'-6"	3'-0"	2'-6"	12"	5'-0"	6'-0"	5'-0"
8"	3'-6"	3'-0"	2'-6"	14"	5'-0"	6'-0"	5'-0"
10"	3'-6"	3'-0"	2'-6"	16"	5'-0"	6'-0"	5'-0"
12"	3'-6"	3'-0"	2'-6"	18"	5'-0"	6'-0"	5'-0"
14"	3'-6"	3'-0"	2'-6"	20"	5'-0"	6'-0"	5'-0"
16"	3'-6"	3'-0"	2'-6"	22"	5'-0"	6'-0"	5'-0"
18"	3'-6"	3'-0"	2'-6"	24"	5'-0"	6'-0"	5'-0"

GENERAL CONSTRUCTION NOTES

BASIN TO BE LOCATED OUTSIDE OF BUILDING WHERE POSSIBLE, COVER TO HAVE A CENTER HOLE.

A TIGHT COVER MUST BE USED IF BASIN IS LOCATED INSIDE OF BUILDING.

OPENING SHALL BE NOT LESS THAN 24" DIA.

THE CATCH BASIN SHALL BE SO LOCATED AND CONSTRUCTED THAT SURFACE WATER SHALL BE EXCLUDED.

INLET PIPE SHALL BE AT LEAST FOUR INCHES ABOVE NORMAL WATER LINE.

WHERE SUBJECT TO FROST OR CRUSHING CONDITIONS, OUTLET SHALL BE AT LEAST THREE FEET BELOW THE SURFACE.

THE NEW CATCH BASIN MUST BE FILLED WITH CLEAN WATER BEFORE USING, AND AFTER BEING EMPTIED FOR PERIODIC CLEANING.

ALL OIL AND GASOLINE MUST BE REMOVED BEFORE CLEANING OUT THE BASIN, AND MUST NOT BE DISCHARGED INTO THE SEWER THROUGH OTHER FIXTURES.

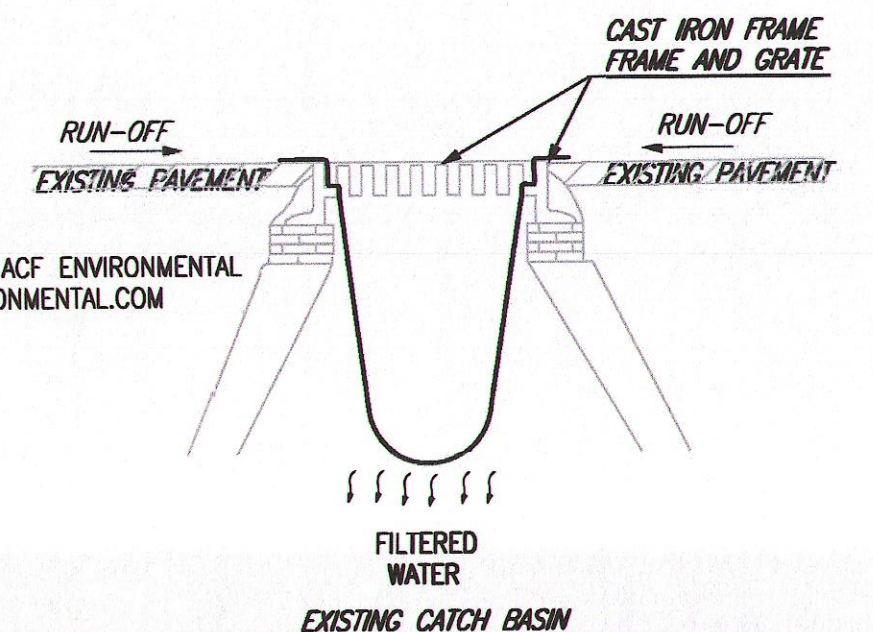
SPECIFICATIONS FOR COVERING SPECIAL CASES OR CONDITIONS, SHALL BE APPROVED BY THE LOCAL AUTHORITIES.

WROUGHT IRON STEPS SHALL BE SPACED ABOUT 18" APART.

BOTH VENTS SHALL BE EXTENDED INDEPENDENTLY 18" ABOVE THE ROOF, OR AS APPROVED BY THE LOCAL AUTHORITIES

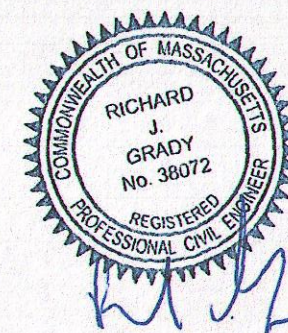
(Outlet pipe to be 45 degree angle)

CONTRACTOR SHALL VERIFY SEWER LOCATION AND ELEVATIONS PRIOR TO INSTALLATION



NOTE: SILT SACKS SHALL BE INSPECTED WEEKLY AND SILT SHALL BE REMOVED WHEN ACCUMULATED TO ALLOW CATCH BASIN TO FUNCTION PROPERLY.

SILT SACK
(NOT TO SCALE)



TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

[Signature]
[Signature]

SIGNATURES
APPROVAL DATE
ENDORSEMENT DATE

NOTES

1. CALL DIG SAFE 1-888-344-7233 AT LEAST 4 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. NOTIFY TOWN PRIOR TO BACKFILLING SEWER OR WATER SERVICES.
3. LOCATIONS OF UNDERGROUND UTILITIES ARE FROM RECORD INFORMATION AND ARE NOT WARRANTED.
4. THE CONTRACTOR SHALL COMPLY WITH WATER DEPT. AND SEWER DEPT. REQUIREMENTS.

SEWER NOTES

1. THE CONNECTION AT THE EXISTING SEWER LINE IS TO BE AS DIRECTED BY THE D.P.W.
2. CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO TOWN OF MEDWAY AND STATE OF MASSACHUSETTS STANDARDS AND REQUIREMENTS.
3. DEWATERING OF TRENCH, IF REQUIRED, SHOULD BE CONDUCTED IN CONFORMITY WITH LOCAL REGULATIONS.
4. PRIOR TO ANY CONSTRUCTION, A SEWER CONSTRUCTION PERMIT MUST BE OBTAINED BY THE CONTRACTOR FROM THE TOWN OF MEDWAY, SEWER DEPARTMENT.
5. SEWER PIPES TO BE 6" PVC ASTM D3034SD - R35 OR AS OTHERWISE NOTED.
6. CONTRACTOR SHALL NOTIFY THE TOWN OF MEDWAY SEWER DIVISION OF TIMING OF CONSTRUCTION TO INSURE THERE IS NO INTERFERENCE WITH THE OPERATIONS OF THE EXISTING SEWER FORCE MAIN.
7. SURPLUS EXCAVATION MATERIAL TO BE HAULED OFF AND LEGALLY DISPOSED OF BY CONTRACTOR.
8. THERE SHALL BE NO FIELD CHANGES TO THIS PLAN WITHOUT PRIOR NOTIFICATION OF BOTH THE DESIGN ENGINEER AND THE TOWN OF MEDWAY SEWER DIVISION.
9. THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO BACKFILLING SO THAT AN "AS-BUILT" PLAN MAY BE COMPILED AND SUBMITTED TO THE TOWN OF MEDWAY.
10. ALL INTERIOR PLUMBING CHANGES SHALL BE MADE BY A LICENSED PLUMBER AND IN FULL COMPLIANCE WITH ALL STATE AND LOCAL PLUMBING CODE REQUIREMENTS.
11. CONTRACTOR IS TO RESTORE TO ORIGINAL CONDITION ANY UTILITIES OR IMPROVEMENTS DAMAGED DURING CONSTRUCTION INCLUDING LOAMING AND SEEDING OF LAWNS.
12. CONTRACTOR TO VERIFY SEWER STUB ELEVATION.

REVISIONS	CONSERVATION COMMISSION COMMENTS
6/27/16	CONSERVATION COMMISSION COMMENTS
8/5/16	CONSERVATION COMMISSION COMMENTS
8/15/16	CONSERVATION COMMISSION COMMENTS
8/22/16	REQUEST FOR WAIVERS
3/19/18	REVIEW ENGINEER/PLANNING BOARD COMMENTS
4/2/18	REVIEW ENGINEER/PLANNING BOARD COMMENTS
6/4/18	REVIEW ENGINEER/PLANNING BOARD DECISION

SITE PLAN
DETAILS

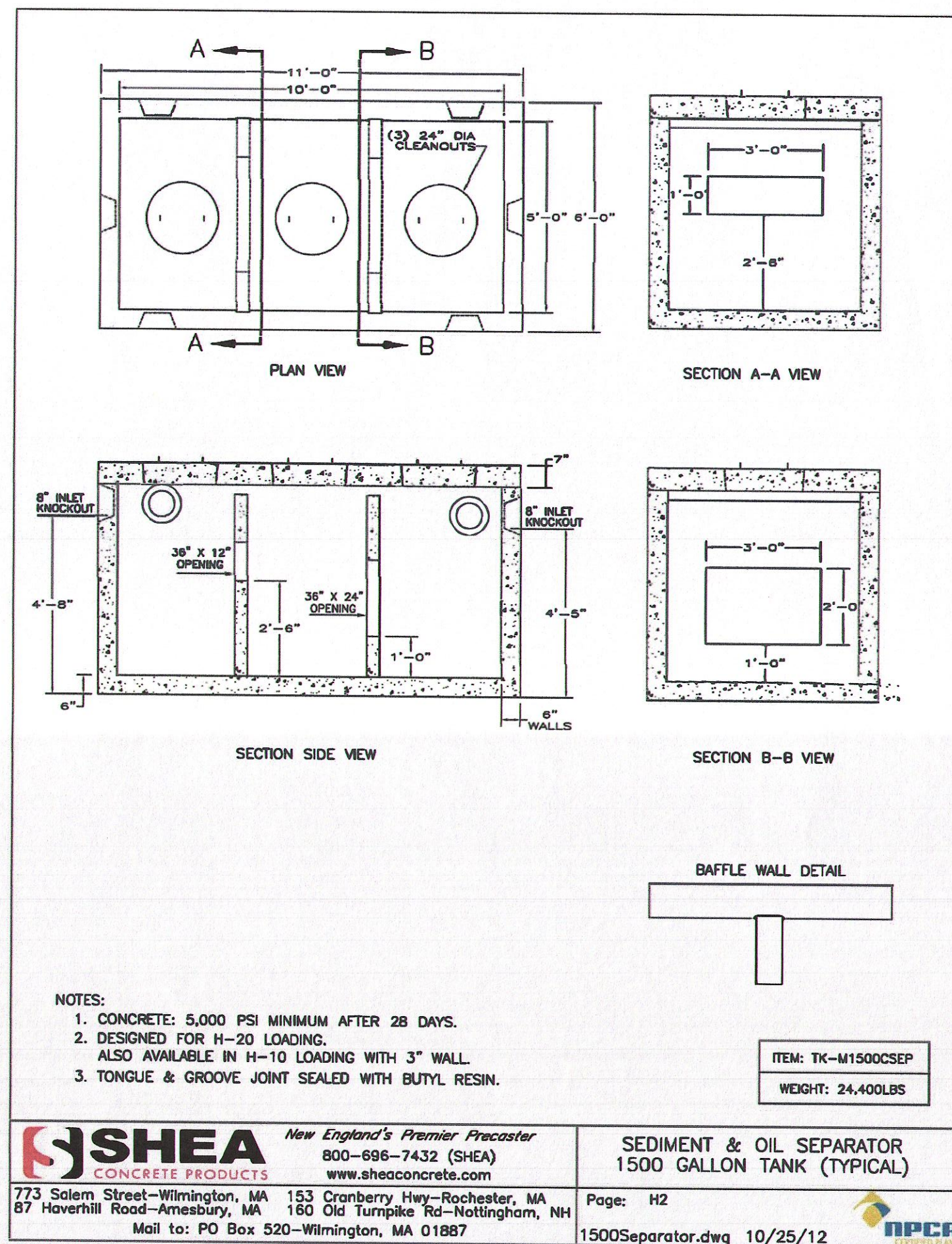
#50 ALDER STREET
MEDWAY, MASSACHUSETTS

PREPARED FOR:
ALDER STREET REALTY LLC
119 MILFORD STREET
MEDWAY, MA 02053

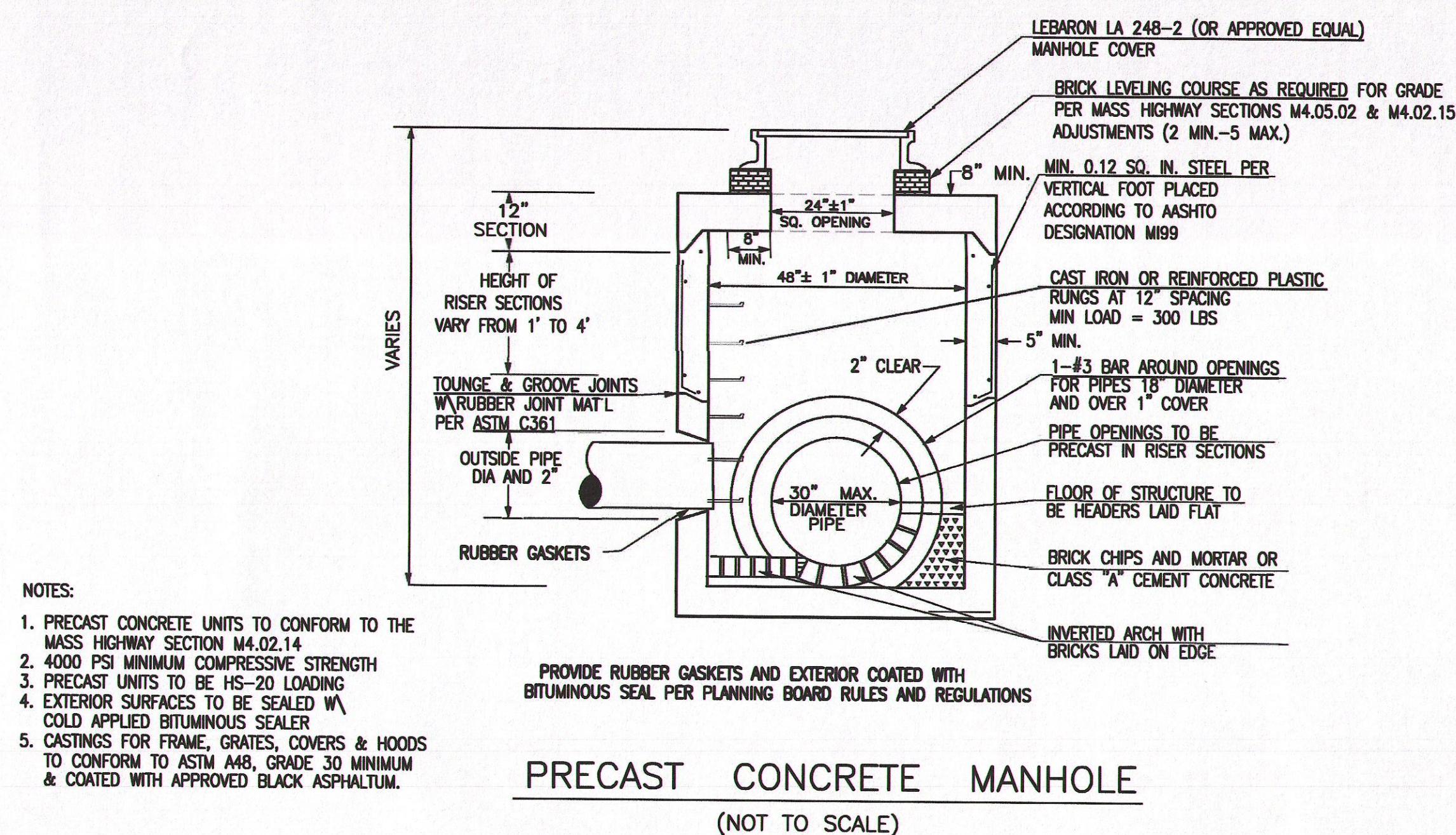
MARCH 30, 2016
SCALE: AS SHOWN
JOB No. 15-307



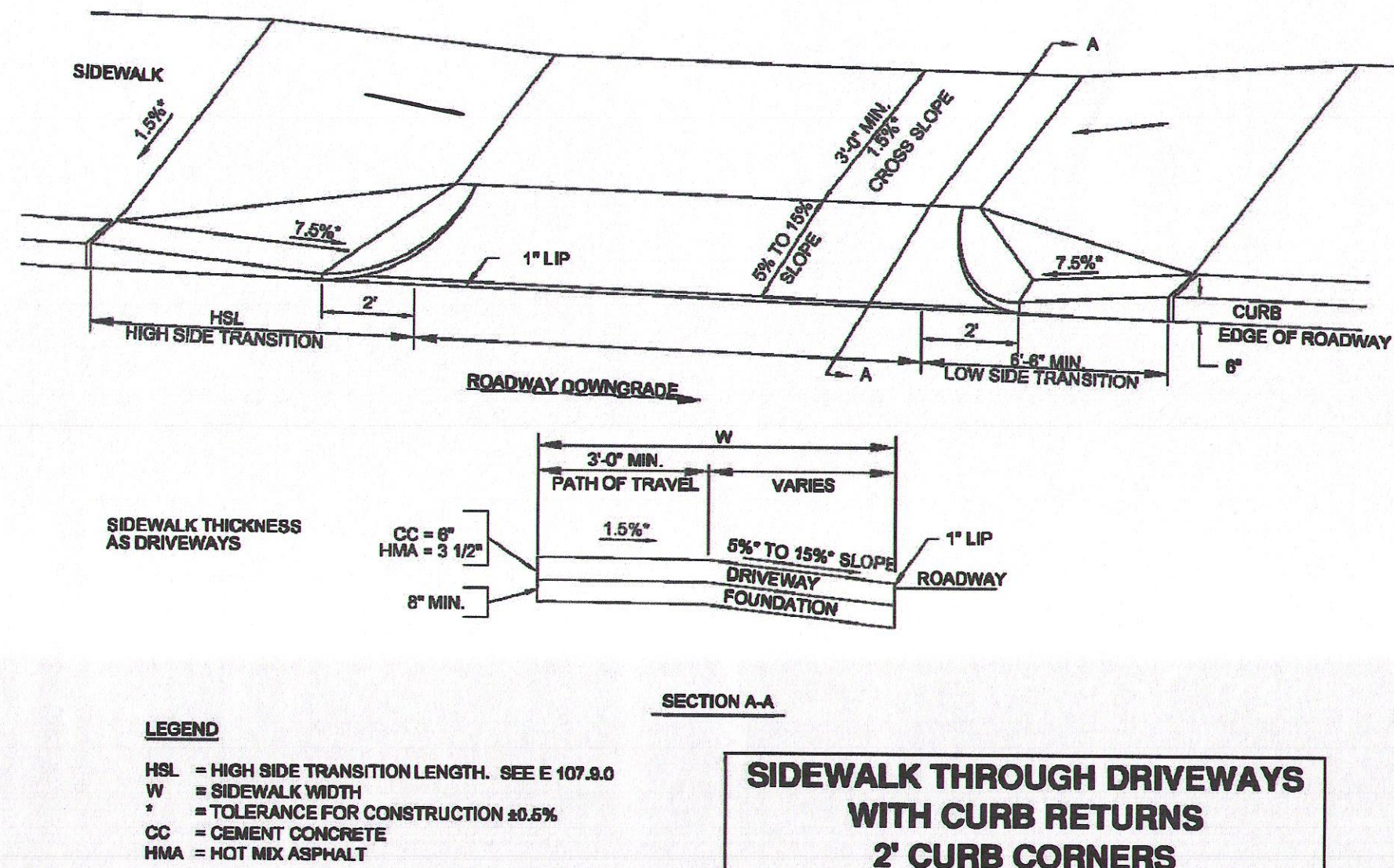
Grady Consulting, L.L.C.
Civil Engineers and Land Surveyors
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378



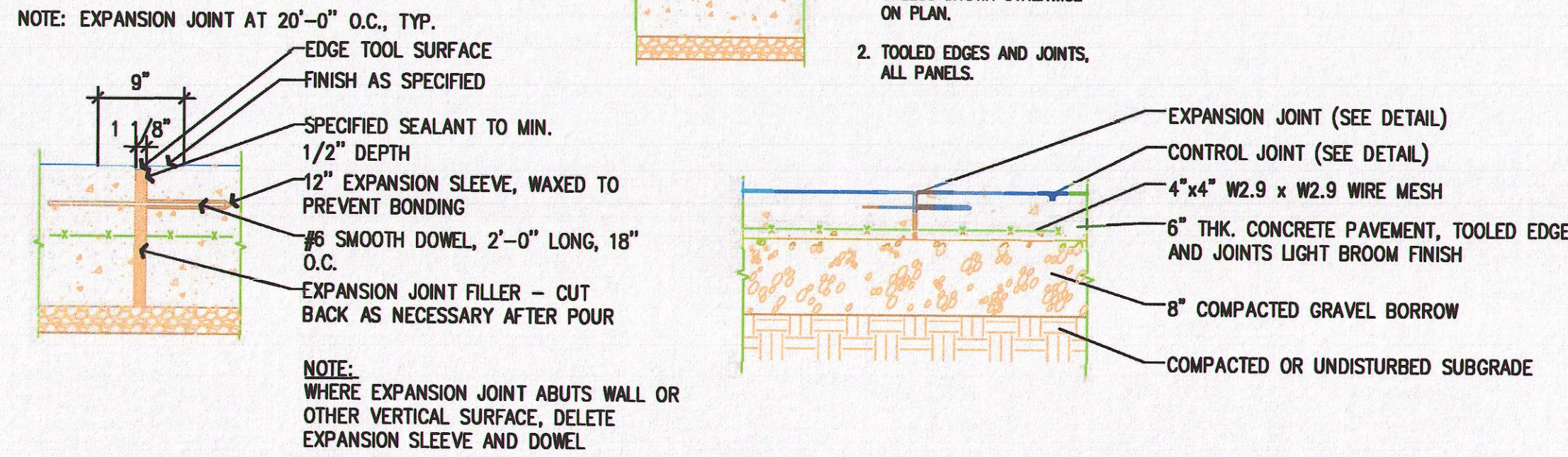
SEDIMENT AND OIL SEPARATOR DETAIL
(NOT TO SCALE)



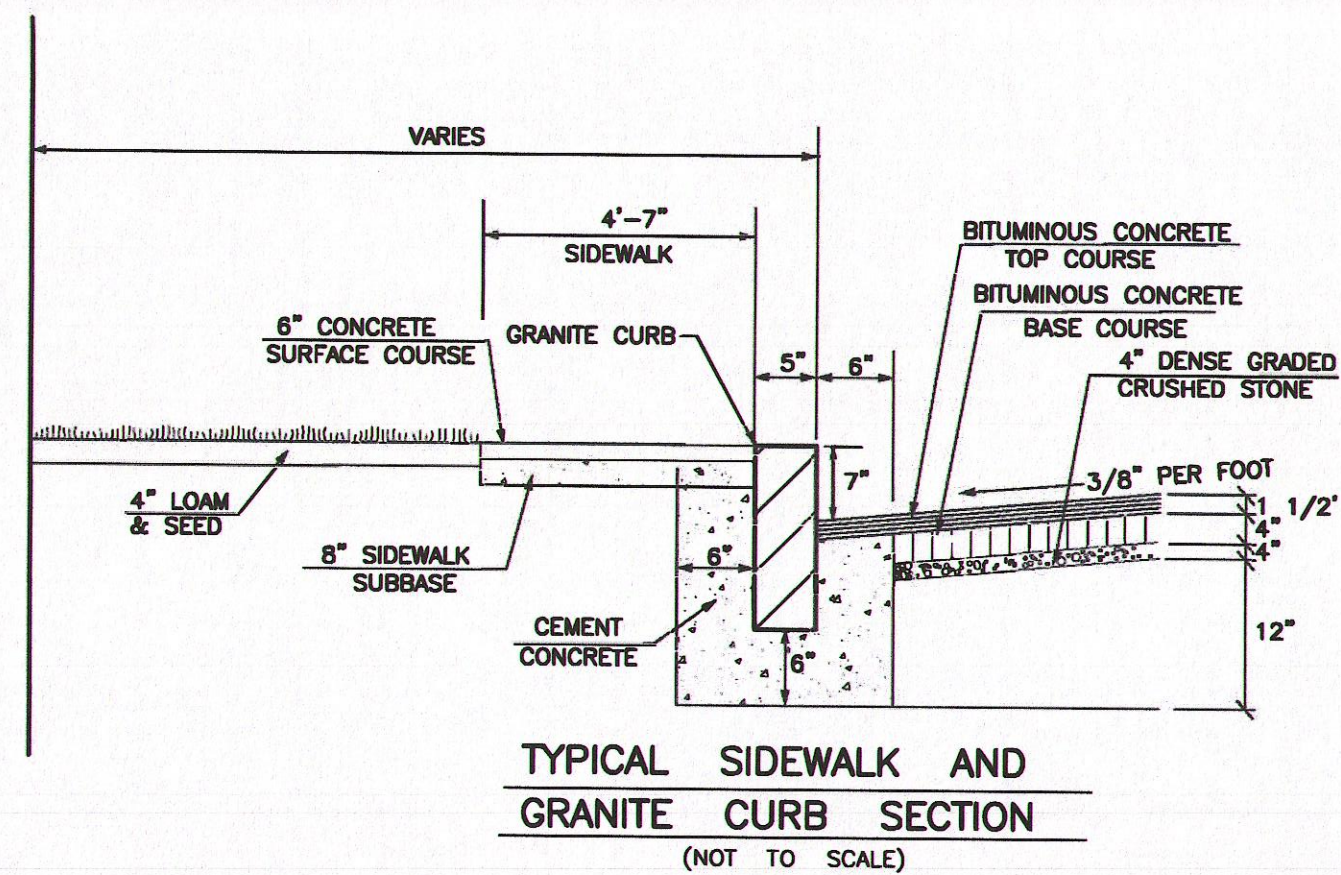
PRECAST CONCRETE MANHOLE
(NOT TO SCALE)



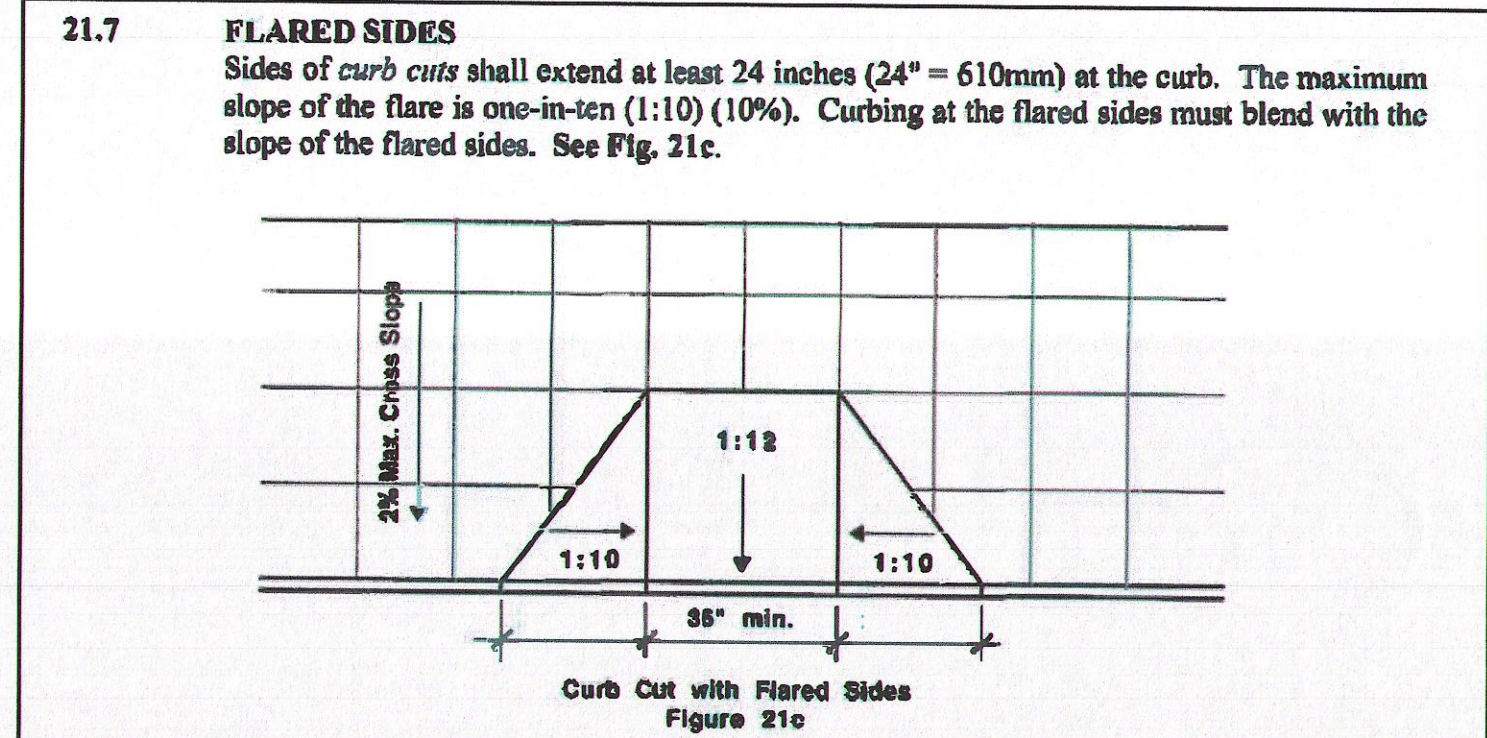
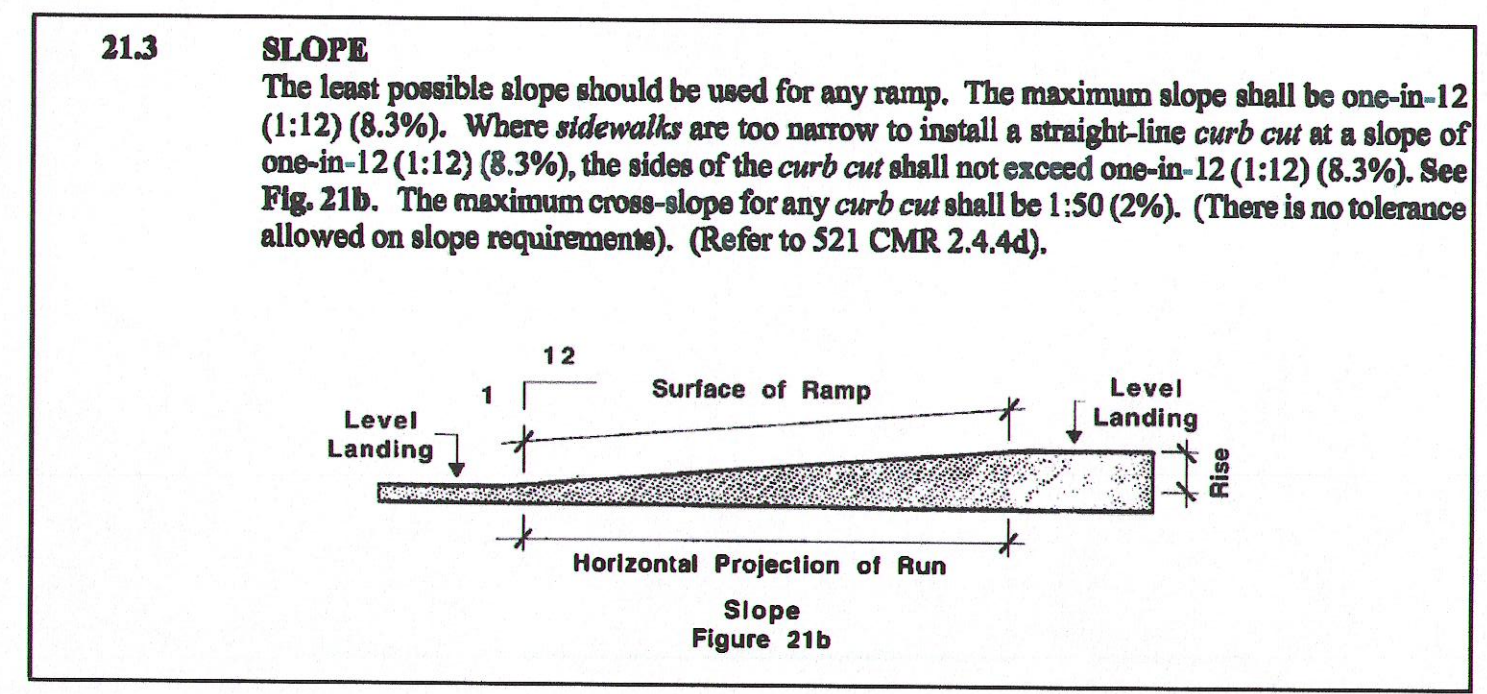
SIDEWALK THROUGH DRIVEWAYS
WITH CURB RETURNS
2' CURB CORNERS



CONCRETE WALK - BROOM FINISH/TOOL EDGE
(NOT TO SCALE)



TYPICAL SIDEWALK AND
GRANITE CURB SECTION
(NOT TO SCALE)



REVISIONS	
6/27/16	CONSERVATION COMMISSION COMMENTS
8/5/16	CONSERVATION COMMISSION COMMENTS
8/15/16	CONSERVATION COMMISSION COMMENTS
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3/19/18	REVIEW ENGINEER/PLANNING BOARD COMMENTS
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6/4/18	REVIEW ENGINEER/PLANNING BOARD DECISION

SITE PLAN
DETAILS
#50 ALDER STREET
MEDWAY, MASSACHUSETTS

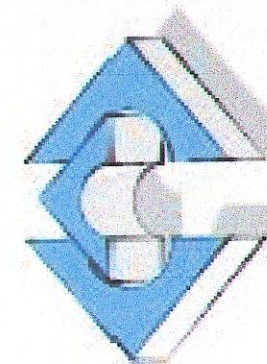
PREPARED FOR:
ALDER STREET REALTY LLC
119 MILFORD STREET
MEDWAY, MA 02053

MARCH 30, 2016
SCALE: AS SHOWN
JOB No. 15-307

GRADY CONSULTING, L.L.C.
Civil Engineers and Land Surveyors
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378



① (3D) Copy 1



CLINTON
DESIGN
ARCHITECTS

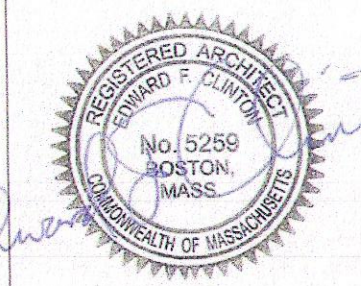
P.O. Box 6587
Holliston, MA 01746
V 774-233-0176
www.clintondesign.com

MILWAY AUTO

51 ADLER STREET
MEDWAY MA

Drawn By	Author
Checked	Checker
Project	52318
Revisions	

5/25/2018 8:30:32 AM



3 D VIEWS

Scale:

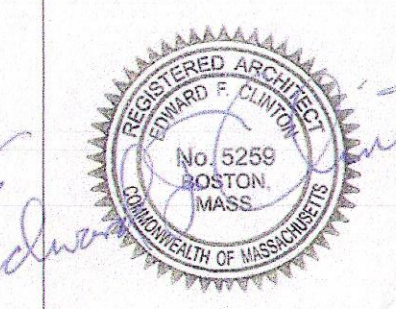
A0

MILWAY AUTO

51 ADLER STREET
MEDWAY MA

Drawn By	Author
Checked	Checker
Project	22218
Revisions	

5/25/2018 9:35:43 AM



SITE PLAN

Scale: 1" = 10'-0"

AO.1

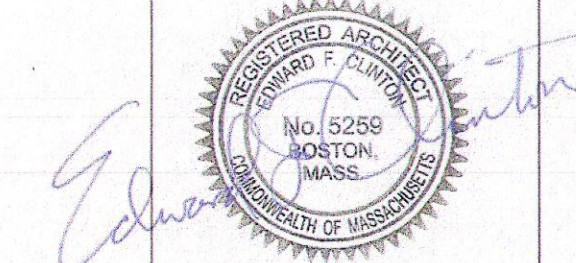


① Site
1" = 10'-0"

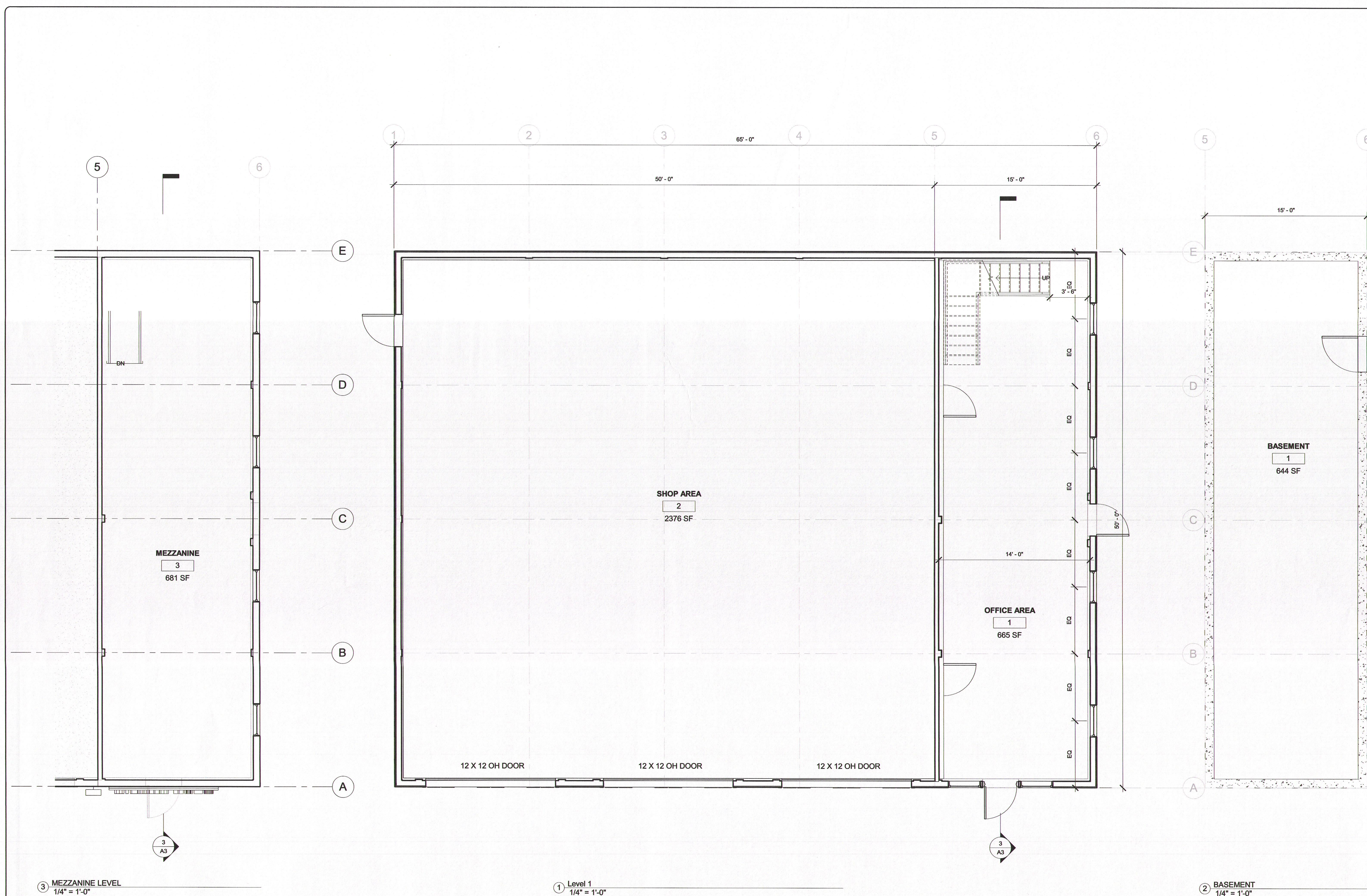


MILWAY AUTO
51 ADLER STREET
MEDWAY MA

6056019 0:35:44 A

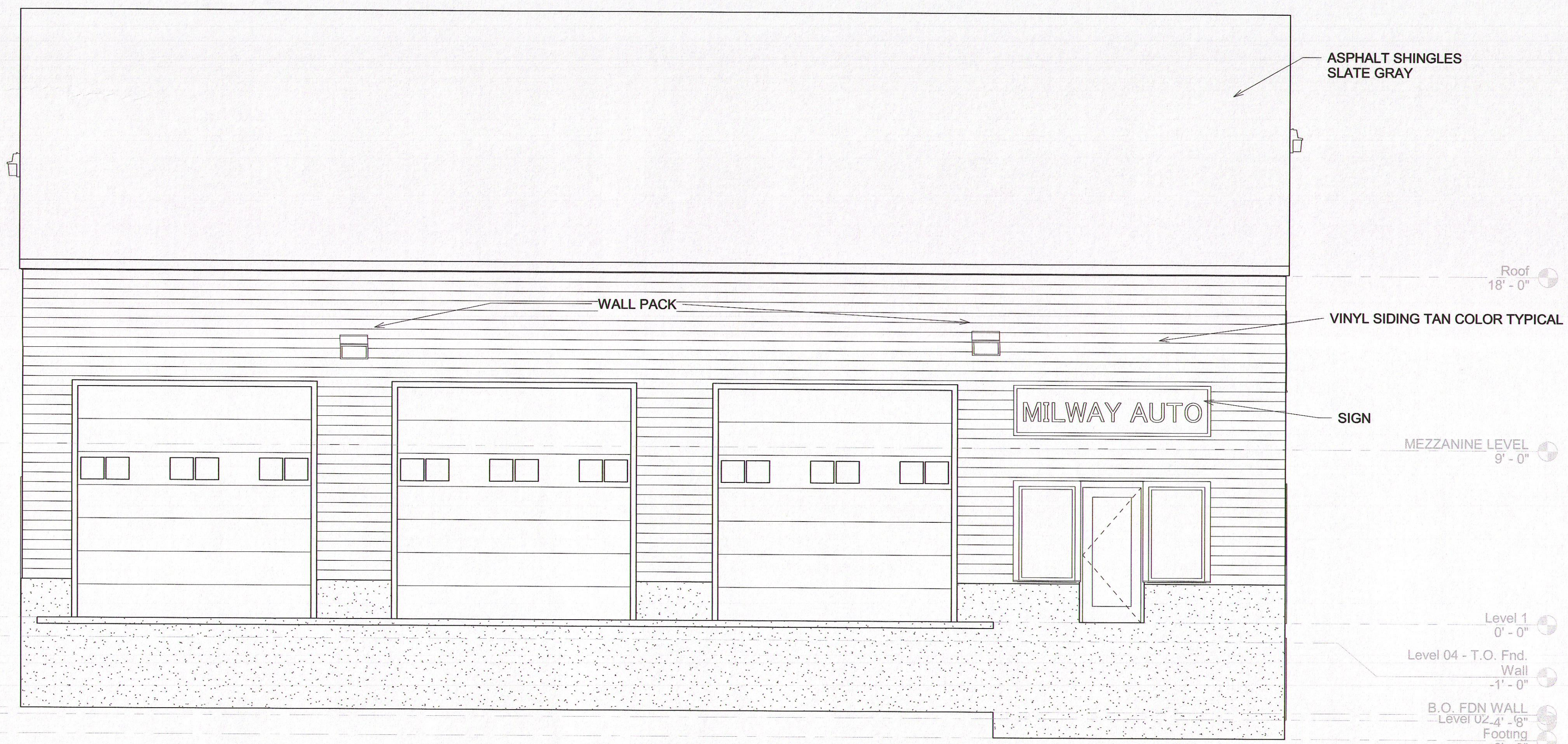


Al

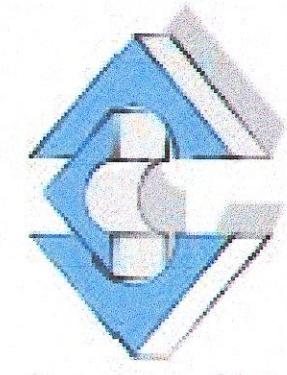




② East
1/4" = 1'-0"



① South
1/4" = 1'-0"



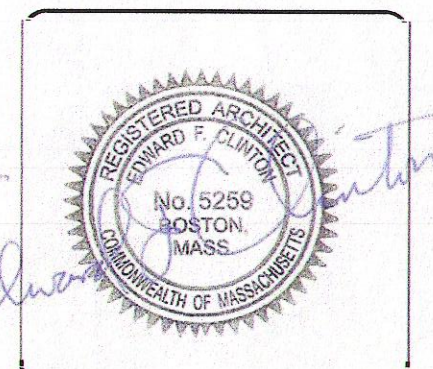
**CLINTON
DESIGN
ARCHITECTS**

P.O. Box 6587
Holliston, MA 01746
V 774-233-0176
www.clntondesign.com

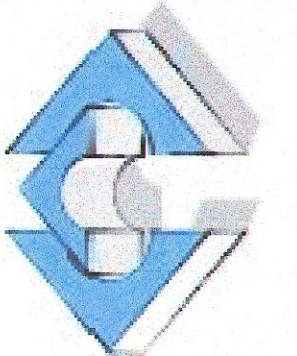
MILWAY AUTO
51 ADLER STREET
MEDWAY MA

Drawn By	EFC
Checked	EFC
Project	52218
Revisions	

5/25/2018 9:38:44 AM



ELEVATIONS
Scale: 1/4" = 1'-0"
A2



CLINTON
DESIGN
ARCHITECTS

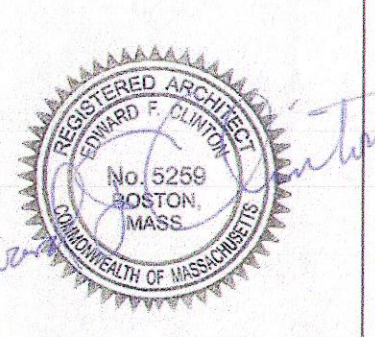
P.O. Box 6587
Holliston, MA 01746
V 774-233-0176
www.clintondesign.com

MILWAY AUTO

51 ADLER STREET
MEDWAY MA

Drawn By	Author
Checked	Checker
Project	52318
Revisions	

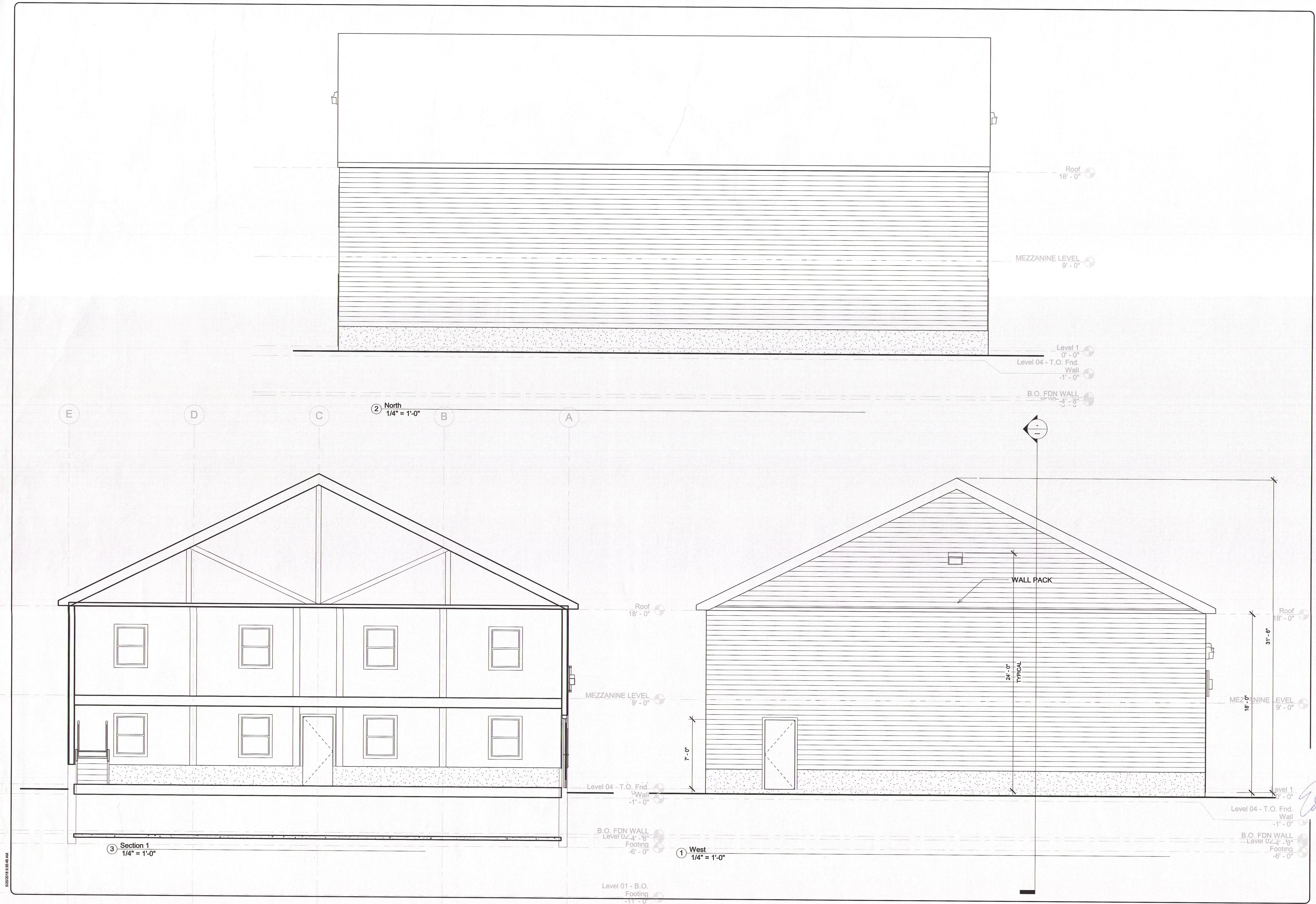
5/25/2018 9:36:45 AM



ELEVATIONS

Scale: 1/4" = 1'-0"

A3





TOWN OF MEDWAY
Planning & Economic Development Board
155 Village Street
Medway, Massachusetts 02053

RECEIVED

MAY - 9 2018

TOWN CLERK

Andy Rodenhiser, Chairman
Robert K. Tucker, Vice-Chairman
Thomas A. Gay, Clerk
Matthew J. Hayes, P.E.
Richard Di Iulio

May 8, 2018

Major Site Plan Review Decision
Milway Auto – 50 Alder Street
APPROVED with Waivers and Conditions

Decision Date: May 8, 2018

Name/Address of Applicant: Alder Street Realty, LLC
119 Milford ST.
Medway, MA 02053

Name/Address of Property Owner: Alder Street Realty, LLC
119 Milford ST.
Medway, MA 02053

Project Location: 50 Alder Street

Assessors' Reference: 63-001-0001

Zoning District: West Industrial (formerly known as Industrial III)

Engineer: Grady Consulting, Inc.
71 Evergreen ST. Suite 1
Kingston, MA 02364

Site Plan: *Proposed 3,250 Sq. Ft. Commercial Building for 50 Alder ST*
Medway, MA
Dated March 30, 2016, last revised April 2, 2018



TOWN OF MEDWAY
Planning & Economic Development Board
155 Village Street
Medway, Massachusetts 02053

*Andy Rodenhiser, Chairman
Robert K. Tucker, Vice-Chairman
Thomas A. Gay, Clerk
Matthew J. Hayes, P.E.
Richard Di Iulio*

May 8, 2018

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Milway Auto – 50 Alder Street
APPROVED with Waivers and Conditions***

Decision Date: May 8, 2018

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119 Milford ST.
Medway, MA 02053

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119 Milford ST.
Medway, MA 02053

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Assessors' Reference: 63-001-0001
Zoning District: West Industrial (formerly known as Industrial III)

Engineer: Grady Consulting, Inc.
71 Evergreen ST. Suite 1
Kingston, MA 02364

Site Plan: *Proposed 3,250 Sq. Ft. Commercial Building for 50 Alder ST*
Medway, MA
Dated March 30, 2016, last revised April 2, 2018

I. PROJECT DESCRIPTION – The proposed project includes construction of a 3,250 sq. ft., one-story building for automobile sales and service with three garage bays and office space. The site plan shows a 7,774 sq. ft. parking lot for 17 parking spaces, landscaping, stormwater drainage facilities, and connections to municipal water and sewer. Site access/egress is planned with 2 curb cuts on Alder Street. The parcel is 1.03 acres. 60% of the property is located in Medway; the remaining portion of the property is located in Milford, MA. Approximately 12,900 sq. ft. of the parcel will be cleared for construction of the building, drainage system and parking.

A portion of the site lies within the 100' buffer zone of wetlands resources and is subject to review by the Medway Conservation Commission.

II. VOTE OF THE BOARD – After reviewing the application and information gathered during the public hearing and review process, the Medway Planning and Economic Development Board, on May 8, 2018, on a motion made by Robert Tucker and seconded by Richard Di Iulio, **voted to approve with WAIVERS and CONDITIONS** as specified herein, a site plan for the construction of an approximately 3,250 sq. ft. building and site improvements at 50 Alder Street as shown on *Proposed 3,250 sq. ft. Commercial Building for 50 Alder Street* prepared by Grady Consulting, of Kingston, MA, dated March 30, 2016, last revised April 2, 2018, to be further revised as specified herein.

All members voting on this Certificate of Action were present at all sessions of the public hearing or have provided a certification pursuant to General Laws c. 39 section 23D.

The motion was approved by a vote of 4 in favor and 0 opposed.

Planning & Economic Development Board Member	Vote
Richard Di Iulio	Yes
Matthew Hayes	Yes
Thomas A. Gay	Absent
Andy Rodenhiser	Yes
Robert Tucker	Yes

III. PROCEDURAL HISTORY

- A. January 11, 2019 - Site plan application and associated materials filed with the Medway Planning & Economic Development Board and the Medway Town Clerk
- B. January 18, 2018 – Site plan public hearing notice filed with the Town Clerk and posted at the Town of Medway web site.
- C. January 19, 2018 – Site plan information distributed to Town boards, committees and departments for review and comment.
- D. January 22, 2018 – Site plan public hearing notice mailed to abutters by certified sent mail.
- E. January 30 and February 5, 2018 - Site plan public hearing notice advertised in *Milford Daily News*.

- F. February 13, 2018 - Site plan public hearing commenced. The public hearing was continued to February 27, March 27, April 24th and May 8, 2018 when the hearing was closed and a decision rendered.
- G. March 22, 2018 - Applicant requested and Board approved (March 27, 2018) an extension of the action deadline to May 11, 2018.

IV. INDEX OF SITE PLAN DOCUMENTS

- A. The site plan application for the proposed Milway Auto project included the following plans, studies and information that were provided to the Planning and Economic Development Board at the time the application was filed:
 - 1. Major Site Plan Application dated January 11, 2018 with Project Description, Development Impact report, property owners' authorization, purchase and sale agreement, and certified abutters' list.
 - 2. *Proposed 3,250 Sq. Ft. Commercial Building for 50 Alder Street* site plan dated March 30, 2016, last revised August 22, 2016, prepared by Grady Consulting of Kingston, MA.
 - 3. *Stormwater Management Design Calculations dated March 30, 2016* prepared by Grady Consulting of Kingston, MA
 - 3. *Requests for Waivers from the Medway Site Plan Rules and Regulations*, prepared by Grady Consulting of Kingston, MA, dated August 22, 2018
 - 4. Building Elevations for Milway Auto dated November 2018 prepared by Clinton Design Architects of Holliston, MA
- B. During the course of the public hearing and review, a variety of other materials were submitted to the Board by the applicant and its representatives:
 - 1. Paul Seaberg of Grady Consulting, engineering consultant for the applicant – Letter dated February 21, 2018 in response to Tetra Tech, PGC and Medway Design Review Committee review comments.
 - 2. Paul Seaberg of Grady Consulting, engineering consultant for the applicant – Letter dated March 21, 2018 with revised plan plus Hantush mounding information, pipe/grate sizing analysis (25 year and 100 year storms) dated February 20, 2018, and TSS Removal Calculation Worksheet prepared 2-29-18.
 - 3. Lighting plan and specifications dated March 14, 2018 by Reflex Lighting of Boston, MA.
 - 4. *Proposed 3,250 Sq. Ft. Commercial Building* site plan dated March 30, 2016 revised March 19, 2018 prepared by Grady Consulting of Kingston, MA.
 - 5. Supplemental waiver request from the *Site Plan Rules and Regulations*, submitted March 22, 2018, prepared by Grady Consulting
 - 6. Paul Seaberg of Grady Consulting, engineering consultant for applicant – letter dated April 2, 2018 with revised site plan and information.
 - 7. *Proposed 3,250 Sq. Ft. Commercial Building* site plan dated March 30, 2016, revised April 2, 2018 prepared by Grady Consulting of Kingston, MA.

8. Letter dated April 19, 2018 from Christopher Davidson, PE from ESI regarding outdoor lighting. 30, 2016.
 9. Revised building façade drawings by Clinton Design Architects received April 17, 2018.
 10. Supplemental waiver requests from the *Site Plan Rules and Regulations*, submitted May 3, 2018, prepared by Grady Consulting
- C. All documents and exhibits received during the public hearing are contained in the Planning and Economic Development Board's project file.

V. TESTIMONY - In addition to the site plan application materials as submitted and provided during the course of the Board's review, the Board also received verbal or written testimony from:

- Steve Bouley, P.E. of Tetra Tech, Inc., the Town's Consulting Engineer – Site plan review letters dated February 8 and March 28, 2018 and commentary throughout the public hearing process.
- Gino Carlucci, PGC Associates, the Town's Consulting Planner – Site plan review letter dated February 6, 2018 and commentary throughout the public hearing process.
- Review letter from the Medway Design Review Committee dated February 7, 2018
- Fire Chief Jeff Lynch – Emails dated March 5 and March 12, 2018
- Susy Affleck-Childs – Emails dated March 6, 2018 to applicant Phil Anza re: uplands requirements and installation of American flag mural on building façade.
- Zoning Board of Appeals decision dated February 7, 2018 granting a use variance for automotive sales and service and a dimensional variance to allow a front yard setback of 24.9' instead of the standard 30'.
- Conservation Commission Order of Conditions for the subject property, dated August 29, 2016

VI. FINDINGS – In making its findings and reaching the decision described herein, the Board is guided by Board's *Site Plan Rules and Regulations*, and the *Medway Zoning Bylaw*. The Board also considered evidence and testimony presented at the public hearings and comments submitted by Town departments, boards and committees as well as the Board's peer review consultants and residents placed in the public record during the course of the hearings.

The Planning and Economic Development Board, at its meeting on May 8, 2018, on a motion made by Robert Tucker and seconded by Richard Di Iulio, voted to approve the following **FINDINGS** regarding the site plan and special permit applications for the Milway Auto building and site at 50 Alder Street. The motion was approved by a vote of 4 in favor and 0 opposed.

Site Plan Rules and Regulations Findings – The Planning and Economic Development Board shall determine whether the proposed development is in conformance with the standards and criteria set forth in the *Site Plan Rules and Regulations*, unless specifically waived. In making its decision, the Planning and Economic Development Board shall determine the following:

- (1) Has internal circulation, queuing and egress been designed such that traffic safety is protected, access via minor streets servicing residential areas is minimized, and traffic backing up into the public way is minimized?

Ingress and egress is off Alder Street, an industrial roadway designed to handle this type of facility. Two curb cuts are provided which will facilitate internal site movement. There are no residential properties abutting the subject parcel.

- (2) Does the site plan show designs that minimize any departure from the character, materials, and scale of buildings in the vicinity as viewed from public ways and places?

The proposed building and site are in an industrial style and scale with materials similar to other buildings within the industrial park. The building design has been positively reviewed by the Design Review Committee and is acceptable for its location.

- (3) Is reasonable use made of building location, grading and vegetation to reduce the visible intrusion of structures, parking areas, outside storage or other outdoor service areas (e.g. waste removal) from public views or from (nearby) premises residentially used and zoned.

No outside dumpster is planned. Trash will be stored inside the building in standard trash containers which was determined to be acceptable to the Medway Fire chief. The property immediately surrounding the building is industrially zoned or bordered by Interstate 495 so there are no impacts on residentially used or zoned property.

- (4) Is adequate access to each structure for fire and service equipment provided?

The building is accessible from three sides. There are 264' linear feet of frontage along Alder Street. The site plan was provided to the Fire Chief and no negative comments have been received.

- (5) Will the design and construction minimize, to the extent reasonably possible, the following environmental impacts?

- a) the volume of cut and fill;
- b) the number of trees to be removed with particular care taken with mature trees and root systems;
- c) the visual prominence of man-made elements not necessary for safety;
- d) the removal of existing stone walls;
- e) the visibility of building sites from existing streets;
- f) the impacts on waterways and environmental resource areas;
- g) soil pollution and erosion;
- h) noise.

The volume of cut and fill is the minimum necessary to construct the building and associated facilities. Large trees on site have been identified but much of the site needs to be cleared in order to accommodate the building, parking and drainage system. The proposed stormwater drainage system has been reviewed by the

Town's Consulting Engineer and has been determined to be adequate to protect waterways and environmental resources. Appropriate soil pollution and erosion controls have been incorporated into the plan. The Conservation Commission has issued an Order of Conditions for the project due to its location near wetlands resources.

- (6) Is pedestrian and vehicular safety both on the site and egressing from it maximized?

The entrance and egress to the site and its parking and loading facilities have been designed for safe operation and to minimize conflict. A sidewalk already exists along Alder Street. The turning movements for the loading area have been identified and reviewed by the Town's Consulting Engineer and found to be acceptable.

- (7) Does the design and will the construction incorporate, to the maximum extent possible, the visual prominence of natural and historic features of the site?

There are no visually prominent natural or historic features on site.

- (8) Does the lighting of structures and parking area avoid glare on adjoining properties and minimize light pollution within the town?

Site lighting does not produce glare to adjoining properties. .

- (9) Is the proposed limit of work area reasonable and does it protect sensitive environmental and/or cultural resources? The site plan as designed should not cause substantial or irrevocable damage to the environment, which damage could be avoided or ameliorated through an alternative development plan or mitigation measures.

The limit of work is reasonable for the proposed facility. The environmental resources on site have been reviewed by the Conservation Commission and are protected through an Order of Conditions dated August 29, 2016.

VII. WAIVERS – At its May 8, 2018 meeting, the Planning and Economic Development Board, on a motion made by Robert Tucker and seconded by Richard Di Iulio, voted to grant waivers from the following provisions of the *Rules and Regulations for the Submission and Approval of Site Plans, as amended December 3, 2002*. The Planning and Economic Development Board's action and reasons for granting each waiver request are listed below. All waivers are subject to the *Special and General Conditions of Approval*, which follow this section.

The motion was approved by a vote of 4 in favor and 0 opposed.

1. **Section 204-4 B. Standards for Site Plan Preparation** - The site plan shall be drawn at a scale of 1" = 40'.

The applicant has requested a waiver from this plan scale requirement and instead has proposed a scale of 1" = 20'. The developed portion of the site consists of approximately 15,000 sq. ft. The site plan would be difficult to read at

a scale of 1"=40'. The revised scale results in a more efficient review and construction process as the plan would be clearer, more readable and more accurately interpreted. Therefore, the Board APPROVES this waiver request.

2. **Section 204-5 C. 3. Existing Landscape Inventory** - An *Existing Landscape Inventory* shall be prepared by a Professional Landscape Architect licensed in the Commonwealth of Massachusetts. This inventory shall include a "mapped" overview of existing landscape features and structures and a general inventory of major plant species including the specific identification of existing trees with a diameter of one (1) foot or greater at four (4) feet above grade.

The applicant has requested a waiver from the full extent of this requirement as the planned developed portion of the site consists of roughly 13,000 sq. ft. of wooded area that has to be cleared to accommodate the building, drainage and parking. Instead, the applicant has provided an inventory of trees with a diameter of 18" or greater which is shown on the revised existing conditions sheet in the revised plan dated March 19, 2018. A landscaping plan has been provided which will enhance the site. Therefore, the Board APPROVES this waiver request.

3. **Section 204-5 D. 7 Landscape Architectural Plan** - A *Landscape Architectural Plan* shall be prepared by a Landscape Architect licensed in the Commonwealth of Massachusetts. This *Plan* shall be prepared as an overlay of the existing conditions sheets and shall incorporate, whenever possible, the significant features of the existing site and topography, particularly existing trees with a diameter of one (1) foot or greater at four (4) feet above grade. The *Landscape Architectural Plan* shall indicate the areas slated for excavation; any woodlands, trees or other existing features or structures to be retained; all new plantings by common and Latin name including their proposed locations and sizes at the time of installation. Plan graphics for tree canopies shall reflect, as closely as possible, the actual canopy dimension of proposed tree plantings at the time of installation with a "lesser" intensity graphic used to represent potential canopy at maturity.

The applicant has requested a waiver from this requirement. Due to the small scale of the site and the amount of clearing needed to construct the building, parking and drainage system, the area for planting is extremely limited. A limited scope of planned landscaping has been provided both as part of the site plan and in conjunction with the Order of Conditions. Therefore, the Board APPROVES this waiver request.

4. **Section 205-3 Traffic – B. Internal Site Driveways, 2.** No part of any driveway shall be located within fifteen (15) feet of a side property line.

The applicant has requested a waiver from this regulation and proposes a 5' 1" setback from the eastern side property line for the internal driveway. Due to the wetlands on the property and the shape of the lot, the amount of land available for parking and driveways is limited. Without the reduced setback, the project will not meet the zoning bylaw requirements for the minimum number of parking spaces. The abutting properties are the right-of-way for Interstate 495 on the west

and a stone wall with undeveloped woods and wetlands on the east so there are no expected impacts on abutters.

5. **Section 205-6 Parking - G. Parking Spaces & Stalls, 3. a)** - Car parking spaces/stalls shall be ten (10) feet by twenty (20) feet, except that handicap stalls shall be in accordance with the current ADA standards. Each handicapped space/stall must be identified on the ground surface and by a sign.

The applicant has requested waiver from this regulation and has proposed parking space stalls at a size of 9' by 18' which is the allowed minimum standard parking space size per Section 7.1.1. E. 3. a. of the Medway Zoning Bylaw. Smaller parking spaces reduces the overall size needed for the parking area and the amount of impervious surface area. Without the reduced parking space size, the project will not meet the Zoning Bylaw requirements for the number of parking spaces. Therefore, the Board APPROVES this request.

6. **Section 205-6 Parking - G. Parking Spaces & Stalls, 4. b)** - Stalls shall not be located within 15' of the front, side or rear property lines.

The applicant has requested a waiver from this setback standard for the parking stalls located closest to the eastern and western property lines. The applicant has proposed a 1' 8" setback from the side property lines instead of the standard 15' setback. Without the reduced setback, the project will not meet the zoning bylaw requirements for the minimum number of parking spaces. The Town's consulting engineer has no objection to this waiver. The abutting properties are the right-of-way for Interstate 495 on the west and a stone wall with undeveloped woods and wetlands on the east so there are no expected impacts on abutters. Therefore, the Board APPROVES this waiver.

7. **Section 205 - 6 Parking - G. Parking Spaces & Stalls, 4. d)** After the last parking stall in any dead end row not adjacent to a travel lane parallel to the car stall, there shall be a twelve (12) foot long and twenty (20) foot wide turning area beyond the travel lane to allow proper maneuvering.

The applicant has requested a waiver from this requirement to allow for a vehicular turning area of 5' x 24'. Due to the wetlands on the property and the shape of the lot, the amount of land available for parking is limited. Without the reduced setback, the project will not meet the zoning bylaw requirements for the minimum number of parking spaces. Only employees will be moving vehicles within the site so as to manage this small area most efficiently. Therefore, the Board APPROVES this waiver.

8. **Section 205 – 9 Trees and Landscaping – Buffers, Parking Areas, Screening, Trees, Tree-Replacement, Tree Size.**

The applicant has requested a waiver from this entire section of the Site Plan Rules and Regulations and has proposed landscaping as shown on the revised site plan dated April 2, 2018. The developed portion of the site is compact due to the wetlands on the property and the shape of the lot. In consideration of the nature

of the lot and its location, the alternative landscaping plan is acceptable. Therefore, the Board APPROVES this waiver.

9. **Section 205 – 3 A. Curb Cuts, 2.** Curb cuts on public ways shall be minimized.
a) Curb cuts for contiguous commercial areas may be limited to one per street frontage unless compelling safety benefits or other siting considerations are demonstrated by the applicant.

The applicant has designed the site to include two curb cuts onto Alder Street; one existing curb cut to the site and one additional opening. The additional opening is needed for emergency access and safe vehicular movements within the parking area. The Board's Consulting Engineer does not oppose this waiver request due to the site location and use of property. Therefore, the Board APPROVES this waiver.

10. **Section 205 - 6 H. Curbing** – The perimeter of the parking area shall be bounded with vertical granite curb or similar type of edge treatment to delineate the parking lot.

The applicant proposes to use Cape Cod berm in lieu of granite curbing around the perimeter of the parking area. Granite curbing is very expensive and is not necessary for this site. The applicant believes the proposed alternative curbing material is an appropriate method to delineate the boundary of the proposed parking lot, is consistent with the general industrial park area and will appropriately improve the site. The Board has approved this same waiver request for other recent site plan projects in the 495 Business Park area.

VIII. CONDITIONS The *Special and General Conditions* included in this Decision shall assure that the Board's approval of this site plan is consistent with the *Site Plan Rules and Regulations*, that the comments of various Town boards and public officials have been adequately addressed, and that concerns of abutters and other town residents which were aired during the public hearing process have been carefully considered

SPECIFIC CONDITIONS OF APPROVAL

- A. **Plan Endorsement** - Within sixty (60) days after the Board has filed its *Decision* with the Town Clerk, the site plan for the project at 50 Alder Street dated March 30, 2016, last revised April 2, 2018 prepared by Grady Consulting, Inc. of Kingston, MA and Clinton Design Architects of Holliston, MA shall be further revised to reflect all Conditions and required revisions, including those as follows, and submitted to the Planning and Economic Development Board to review for compliance with the Board's *Decision*. (*Said plan is hereinafter referred to as the Plan*). The Applicant shall provide a set of the revised Plan in its final form to the Board for its signature/endorsement. All plan sheets shall be bound together in a complete set.
- B. **Cover Sheet Revisions** – Prior to plan endorsement, the cover sheet of the *Proposed 3,250 Sq. Ft. Commercial Building Site Plan* dated March 30, 2016, last revised April 2, 2018 shall be further revised to:

1. List the **approved** waivers from the *Site Plan Rules and Regulations* as specified herein.
 2. Reference the February 2018 ZBA use and dimensional variance decision.
 3. Update the information re: the record owner of the property
 4. Revise the Sheet Index List to add a reference to the building elevation and floor plan drawings by Clinton Design Architects and the Lighting Plan by ReflexLighting.
- C. **Other Plan Revisions** – Prior to plan endorsement, the following plan revisions shall be made to the *Proposed 3,250 Sq. Ft. Commercial Building Site Plan* dated March 30, 2017, last revised April 2, 2018.
1. Plan shall be revised to indicate that asphalt parking surfaces shall have a minimum of 3 ½ inch depth bituminous concrete surface.
 2. The most recent set of building elevation and floor plan drawings by Clinton Design Architects and the Lighting Plan by ReflexLighting shall be added to the site plan set to make it complete.
 3. Landscaping detail on Sheet 6 of the site plan set shall be revised to indicate that lemon thyme grass will be used instead of juniper plants.
 4. Add a Stormtech Isolator Row and a weir manhole to the drainage design in order to prevent premature failure of the system due to sediment loading.
 5. Show handicapped ramps to both curb cuts on Alder Street on the site plan and provide a detail showing compliant ramps per state and federal law.
- D. **Use Limitations** – Parking or use of the parking area on site at 50 Alder Street shall be limited only to vehicles for Milway Auto, its employees, deliveries and customers. The parking area may not be leased or made available to any other business for any purpose.
- E. **Site Access** – Access to the site is provided from Alder Street. The applicant shall instruct its employees, delivery companies and customers to use only Trotter Drive and not the portion of Alder Street east of Trotter Drive to access the property. Any printed or electronic marketing materials that provide directions to the Milway Auto site shall indicate the Trotter Drive route. Delivery vehicles shall park temporarily within the on-site parking area and not park on Alder Street. Wreckers accessing the property to deliver vehicles for service shall use the on-site driveway/parking area to the maximum extent possible and use the least possible amount of Alder Street for drop off.
- F. **Parking** – No parking on Alder Street is allowed for Milway Auto, its employees, customers and vehicles to be serviced.
- G. **Trash Removal** – Trash removal shall be scheduled to occur only between 7 am and 6 pm. Trash and recycling containers are to be kept inside the building and rolled out as needed for pick up. If the need develops in the future to have an outside dumpster, it shall be fully enclosed by wood appearance vinyl fencing of sufficient height to fully screen and conceal the dumpster equipment. The siting of such dumpster on the property shall be subject to Administrative Site Plan

review through the Town of Medway Community and Economic Development Department.

- H. ***Stormwater Management Operations and Maintenance Plan*** - The applicant and any future property owner has ongoing and perpetual responsibility and obligation to carry out the Post Construction Stormwater Operations and Maintenance Plan included as pages 71 – 73 in the Stormwater Management Design Calculations report dated March 30, 2016 prepared by Grady Consulting, Inc.
- I. ***Signage*** - A concept drawing of a proposed wall sign has been shared with the Design Review Committee and its planned position on the building is shown on the site plan. The applicant shall secure the required sign permit from the Medway Building Department which shall include review by the Design Review Committee before the permit is issued as specified in Section 7.2.6.3 Sign Regulation of the *Zoning Bylaw*.
- J. ***Lighting***
 - 1. Lighting shall not result in any light spillage off the property. This may be accomplished through the addition of light shields, the lowering and/or relocating of light fixtures, and other suitable measures.
 - 2. LED lights shall be of a lower color temperature [2700-3000K] to provide a more natural appearance.

GENERAL CONDITIONS OF APPROVAL

- A. ***Fees*** - Prior to site plan endorsement by the Planning and Economic Development Board, the Applicant shall pay:
 - 1. the balance of any outstanding plan review fees owed to the Town for review of the site plan by the Town's engineering, planning or other consultants; and
 - 2. any construction inspection fee that may be required by the Planning and Economic Development Board; and
 - 3. any other outstanding expenses or obligations due the Town of Medway pertaining to this property, including real estate and personal property taxes and business licenses.

The Applicant's failure to pay these fees in their entirety shall be reason for the Planning and Economic Development Board to withhold plan endorsement.
- B. ***Other Permits*** – This permit does not relieve the applicant from its responsibility to obtain, pay and comply with all other required federal, state and Town permits. The contractor for the applicant or assigns shall obtain, pay and comply with all other required Town permits.
- C. ***Restrictions on Construction Activities*** – During construction, all local, state and federal laws shall be followed regarding noise, vibration, dust and blocking of town roads. The applicant and its contractors shall at all times use all reasonable means to minimize inconvenience to abutters and residents in the general area. The following specific restrictions on construction activity shall apply.

1. *Construction Time* - Construction work at the site and in the building and the operation of construction equipment including truck/vehicular and machine start-up and movement shall commence no earlier than 7 a.m. and shall cease no later than 6 p.m. Monday – Saturday. No construction shall take place on Sundays or legal holidays without the advance approval of the Inspector of Buildings.
2. *Neighborhood Relations* – The applicant shall notify neighbors in the general area around the site when site work and construction are scheduled to begin and provide a phone number for them to use for questions and concerns that arise during construction.
3. The applicant shall take all measures necessary to ensure that no excessive dust leaves the premises during construction including use of water spray to wet down dusty surfaces.
4. There shall be no tracking of construction materials onto any public way. Daily sweeping of roadways adjacent to the site shall be done to ensure that any loose gravel/dirt is removed from the roadways and does not create hazardous or deleterious conditions for vehicles, pedestrians or abutting residents. In the event construction debris is carried onto a public way, the Applicant shall be responsible for all clean-up of the roadway which shall occur as soon as possible and in any event within twelve (12) hours of its occurrence.
5. The Applicant is responsible for having the contractor clean-up the construction site and the adjacent properties onto which construction debris may fall on a daily basis.
6. All erosion and siltation control measures shall be installed by the Applicant prior to the start of construction and observed by the Planning and Economic Development Board's consulting engineer and maintained in good repair throughout the construction period.
7. *Construction Traffic/Parking* – During construction, adequate provisions shall be made on-site for the parking, storing, and stacking of construction materials and vehicles. All parking for construction vehicles and construction related traffic shall be maintained on site. No parking of construction and construction related vehicles shall take place on adjacent public or private ways or interfere with the safe movement of persons and vehicles on adjacent properties or roadways.
8. *Noise* - Construction noise shall not exceed the noise standards as specified in the *Zoning Bylaw*, Section 7.3.C.2. Environmental Standards.

D. ***Landscape Maintenance***

1. The site's landscaping shall be maintained in good condition throughout the life of the facility and to the same extent as shown on the endorsed Plan. Any shrubs, trees, bushes or other landscaping features shown on the Plan that die shall be replaced by the following spring.

2. Within 60 days after two years after the occupancy permit is issued, the Town's Consulting Engineer or the Inspector of Buildings shall conduct an initial inspection of the landscaping to determine whether and which landscape items need replacement or removal and provide a report to the Board. At any time subsequent to this initial inspection, the Town's Consulting Engineer or the Inspector of Buildings may conduct further inspections of the landscaping to determine whether and which landscaping items need replacement or removal and provide a report to the Board. The Board may seek enforcement remedies with the Inspector of Buildings/Zoning Enforcement Officer to ensure that the comprehensive landscaping plan is maintained.

E. ***Snow Storage and Removal***

1. On-site snow storage shall not encroach upon nor prohibit the use of any parking spaces required by the *Zoning Bylaw*.
2. The applicant shall make the fullest possible effort to remove accumulated snow which exceeds the capacity of the designated on-site snow storage areas from the premises within 48 hours after the conclusion of a storm event.

F. ***Construction Oversight***

1. Construction Account

- a) Inspection of infrastructure and utility construction, installation of site amenities including landscaping, and the review of legal documents by Town Counsel is required. Prior to plan endorsement, the applicant shall establish a construction account with the Planning and Economic Development Board. The funds may be used at the Board's discretion to retain professional outside consultants to perform the items listed above as well as the following other tasks - inspect the site during construction/installation, identify what site plan work remains to be completed, prepare a bond estimate, conduct other reasonable inspections until the site work is completed and determined to be satisfactory, review as-built plans, and advise the Board as it prepares to issue a *Certificate of Site Plan Completion*).
- b) Prior to plan endorsement, the Applicant shall pay an advance toward the cost of these services to the Town of Medway. The advance amount shall be determined by the Planning and Economic Development Board based on an estimate provided by the Town's Consulting Engineer.
- c) Depending on the scope of professional outside consultant assistance that the Board may need, the Applicant shall provide supplemental payments to the project's construction inspection account, upon invoice from the Board.
- d) Any funds remaining in the applicant's construction inspection account after the *Certificate of Site Plan Completion* is issued shall be returned to the applicant.

2. Pre-Construction Meeting - Prior to the commencement of any work on the Property, the Applicant and the site general contractor shall attend a preconstruction conference with Planning and Economic Development Coordinator, the Building Commissioner, Department of Public Services Director, the Conservation Agent, the Town's Consulting Engineer and other Town staff or Applicant's representatives as may be determined. The general contractor shall request such conference at least one week prior to commencing any work on the property by contacting the Planning and Economic Development office.
3. Planning and Economic Development Board members, its staff, consultants or other designated Town agents and staff shall have the right to inspect the site at any time, for compliance with the endorsed site plan and the provisions of this Decision.
4. The Department of Public Services will conduct inspections for any construction work occurring in the Town's right-of way in conjunction with the Town of Medway Street Opening/Roadway Access Permit.
5. The applicant shall have a professional engineer licensed in the Commonwealth of Massachusetts conduct progress inspections of the construction of the approved site improvements. Inspections shall occur at least on a monthly basis. The engineer shall prepare a written report of each inspection and provide a copy to the Planning and Economic Development Board within 5 days of inspection.

G. *Modification of Plan and/or Decision*

1. This site plan approval is subject to all subsequent conditions that may be imposed by other Town departments, boards, agencies or commissions. Any changes to the site plan that may be required by the decisions of other Town boards, agencies or commissions shall be submitted to the Planning and Economic Development Board for review as site plan modifications.
2. Any work that deviates from the approved site plan or this Decision shall be a violation of the *Medway Zoning Bylaw*, unless the Applicant requests approval of a plan modification pursuant to Section 3.5.2.A.3.c. and such approval is provided in writing by the Planning and Economic Development Board.
3. Whenever additional reviews by the Planning and Economic Development Board, its staff or consultants are necessary due to proposed site plan modifications, the Applicant shall be billed and be responsible for all supplemental costs including filing fees, plan review fees and all costs associated with another public hearing including legal notice and abutter notification. If the proposed revisions affect only specific limited aspects of the site, the Planning and Economic Development Board may reduce the scope of the required review and waive part of the filing and review fees.

H. *Compliance with Plan and Decision*

1. The Applicant shall construct all improvements in compliance with the approved and endorsed site plan and this Decision any modifications thereto.
2. The Planning and Economic Development Board or its agent(s) shall use all legal options available to it, including referring any violation to the Building Commissioner/Zoning Enforcement Officer for appropriate enforcement action, to ensure compliance with the foregoing Conditions of Approval.
3. The Conditions of Approval are enforceable under Section 3.1. F. of the *Medway Zoning Bylaw* (non-criminal disposition) and violations or non-compliance are subject to the appropriate fine.

I. *Performance Security*

1. No occupancy permit for the building shall be granted until the Planning and Economic Development Board has provided a written communication to the Inspector of Buildings/Zoning Enforcement Officer that the project, as constructed, conforms completely and fully to the approved site plan and that any conditions including construction of any required on and off-site improvements, have been satisfactorily completed OR that suitable security/performance guarantee has been provided to the Town of Medway, to the Planning and Economic Development Board's satisfaction, to cover the cost of all remaining work.
2. If performance security is needed, the applicant shall propose a form of performance security which shall be of a source and in a form acceptable to the Planning and Economic Development Board, the Treasurer/Collector and Town Counsel. The Board requires that the performance guarantee be accompanied by an agreement which shall define the obligations of the developer and the performance guarantee company including:
 - a) the date by which the developer shall complete construction
 - b) a statement that the agreement does not expire until released in full by the Planning and Economic Development Board
 - c) procedures for collection upon default.
3. The amount of the performance guarantee shall be equal to 100% of the amount that would be required for the Town of Medway to complete construction of the site infrastructure including installation of stormwater management facilities, utilities, services, parking, pedestrian facilities and all site amenities as specified in the Site Plan that remain unfinished at the time the performance guarantee estimate is prepared if the developer failed to do so.
4. The security amount shall be approved by the Planning and Economic Development Board based on an estimate provided by the Town's Consulting Engineer based on the latest weighted average bid prices issued by the Mass Highway Department. The estimate shall reflect the cost for the Town to complete the work as a public works project which may necessitate additional engineering, inspection, legal and administrative services, staff time and

public bidding procedures. The estimate shall also include the cost to maintain the infrastructure in the event the developer fails to adequately perform such and the cost for the development of as-built plans. In determining the amount, the Board shall be guided by the following formula in setting the sum: estimate of the Town's Consulting Engineer of the cost to complete the work plus a twenty-five percent (25%) contingency.

5. Final release of performance security is contingent on project completion.

J. ***Project Completion***

1. Site plan and special permit approval shall lapse after one (1) year of the grant thereof if substantial use has not commenced except for good cause. Approved site plans shall be completed by the applicant or its assignees within two (2) years of the date of plan endorsement. Upon receipt of a written request by the applicant filed at least thirty (30) days prior to the date of expiration, the Planning and Economic Development Board may grant an extension for good cause. The request shall state the reasons for the extension and also the length of time requested. If no request for extension is filed and approved, the site plan approval shall lapse and may be reestablished only after a new filing, hearing and decision.
2. Prior to issuance of a final occupancy permit, the Applicant shall secure a ***Certificate of Site Plan Completion*** from the Planning and Economic Development Board and provide the ***Certificate*** to the Inspector of Buildings. The ***Certificate*** serves as the Planning and Economic Development Board's confirmation that the completed work conforms to the approved site plan and any conditions and modifications thereto, including the construction of any required on and off-site improvements. The ***Certificate*** also serves to release any security/performance guarantee that has been provided to the Town of Medway. To secure a ***Certificate*** of Site Plan Completion, the applicant shall:
 - a) provide the Planning and Economic Development Board with written certification from a Professional Engineer registered in the Commonwealth of Massachusetts that all building and site work has been completed in strict compliance with the approved and endorsed site plan, and any modifications thereto; and
 - b) submit an electronic version of an As-Built Plan, prepared by a registered Professional Land Surveyor or Engineer registered in the Commonwealth of Massachusetts, to the Planning and Economic Development Board for its review and approval. The As-Built Plan shall show actual as-built locations and conditions of all buildings and site work shown on the original site plan and any modifications thereto. The final As-Built Plan shall also be provided to the Town in CAD/GIS file format per MASS GIS specifications.

K. ***Construction Standards*** - All construction shall be completed in full compliance with all applicable local, state and federal laws, including but not limited to the

Americans with Disabilities Act and the regulations of the Massachusetts Architectural Access Board for handicap accessibility.

- L. **Conflicts** – If there is a conflict between the site plan and the Decision's Conditions of Approval, the Decision shall rule. If there is a conflict between this Decision and/or site plan and the Medway Zoning Bylaw, the Bylaw shall apply.

IX. APPEAL – Appeals if any, from this Decision shall be made to the court within twenty (20) days of the date the Decision is filed with the Town Clerk.

After the appeal period has expired, the applicant must obtain a certified notice from the Town Clerk that no appeals have been made and provide such certification to the Planning and Economic Development Board before plan endorsement.

###

Medway Planning and Economic Development Board
SITE PLAN DECISION
Milway Auto, 50 Alder Street

APPROVED with Waivers and Conditions by the Medway Planning & Economic Development Board: May 8, 2018

AYE:

NAY:

ATTEST:

Susan E. Affleck-Childs
Planning & Economic Development Coordinator

Date

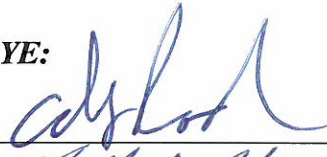
COPIES TO: Michael Boynton, Town Administrator
David D'Amico, DPS Director
Bridget Graziano, Conservation Agent
Donna Greenwood, Assessor
Beth Hallal, Health Agent
Jeff Lynch, Fire Chief
Jack Mee, Inspector of Buildings and Zoning Enforcement Officer
Joanne Russo, Treasurer/Collector
Barbara Saint Andre, Director of Community and Economic Development
Jeff Watson, Police Department Safety Officer
Phil Anza, Alder Street Realty LLC
Paul Seaberg, Grady Consulting Inc.
Steven Bouley, Tetra Tech
Gino Carlucci, PGC Associates


Medway Planning and Economic Development Board
SITE PLAN DECISION
Milway Auto, 50 Alder Street


APPROVED with Waivers and Conditions by the Medway Planning & Economic Development Board: May 8, 2018

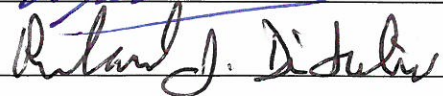
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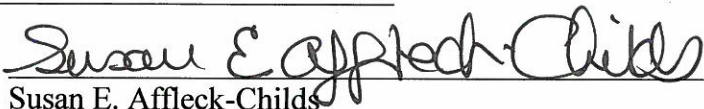






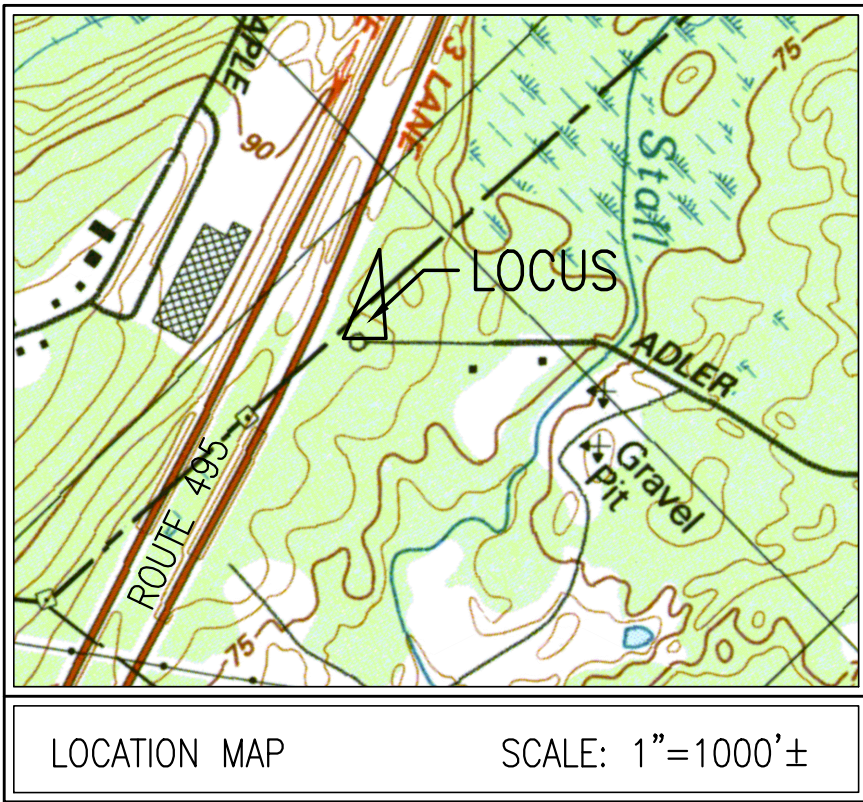


ATTEST:


Susan E. Affleck-Childs
Planning & Economic Development Coordinator

May 8, 2018
Date

COPIES TO: Michael Boynton, Town Administrator
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Gino Carlucci, PGC Associates



WAIVER REQUESTS GRANTED – TOWN OF MEDWAY
PLANNING BOARD RULES AND REGULATIONS

1. SECTION 204-4 B. STANDARDS FOR SITE PLAN PREPARATION
2. SECTION 204-5 C. 3. EXISTING LANDSCAPE INVENTORY
3. SECTION 204-5 D. 7. LANDSCAPE ARCHITECTURAL PLAN
4. SECTION 205-3 TRAFFIC – B. INTERNAL SITE DRIVEWAYS, 2.
5. SECTION 205-6 PARKING – G. PARKING SPACES & STALLS, 3. a.
6. SECTION 205-6 PARKING – G. PARKING SPACES & STALLS, 4. b.
7. SECTION 205-6 PARKING – G. PARKING SPACES & STALLS, 4. d.
8. SECTION 205-9 TREES AND LANDSCAPING – BUFFERS, PARKING AREAS, SCREENING, TREES, TREE-REPLACEMENT, TREE SIZE.
9. SECTION 205-3 A. CURB CUTS, 2.
10. SECTION 205-6 H. CURBING

LEGEND

	PROPERTY LINE		WETLAND FLAG
	CONTOUR		SURVEY MONUMENT
	EDGE OF PAVEMENT		DRAIN MANHOLE
	FENCE		WATER GATE
	WATER LINE		HYDRANT
	ELECTRIC LINE		UTILITY POLE
	ELECTRIC LINE		SEWER MANHOLE
	GAS LINE		CATCH BASIN
	SEWER LINE		
	DRAIN LINE		
	WETLAND LINE		
	TREE LINE		

NOTES:

1. PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE NORFOLK COUNTY REGISTRY OF DEEDS AND THE TOWN OF MEDWAY ASSESSORS DEPARTMENT.
2. TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY GRADY CONSULTING, L.L.C. JULY 2020.
3. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. EXISTING WETLANDS DELINEATED BY ECO TERRA DESIGN GROUP, LLC
5. THE SITE IS NOT LOCATED IN AN AQUIFER PROTECTION ZONE II.
6. SUBJECT SITE IS IN THE INDUSTRIAL III (IND-III) ZONE AS DEPICTED ON THE TOWN OF MEDWAY ZONING MAP.
7. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE ONLY AND ARE TO BE CONSIDERED APPROXIMATE. GRADY CONSULTING, L.L.C. DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.
8. CALL DIG SAFE 811 OR 888-DIG-SAFE AT LEAST 4 DAYS PRIOR TO ANY FUTURE CONSTRUCTION.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 250243 0138E, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

RECORD OWNER:

ASSESSOR PARCEL 63-001-0001

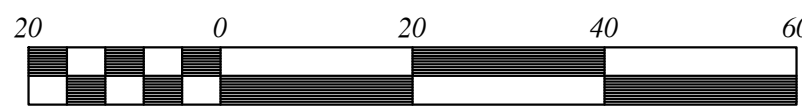
ALDER ST REALTY, LLC
50 ALDER STREET
MEDWAY, MA 02053
LC CERTIFICATE No. 194055
LOT 2 – LC PLAN No. 32712A

TOWN OF MILFORD
ASSESSORS PARCEL 45-0-2

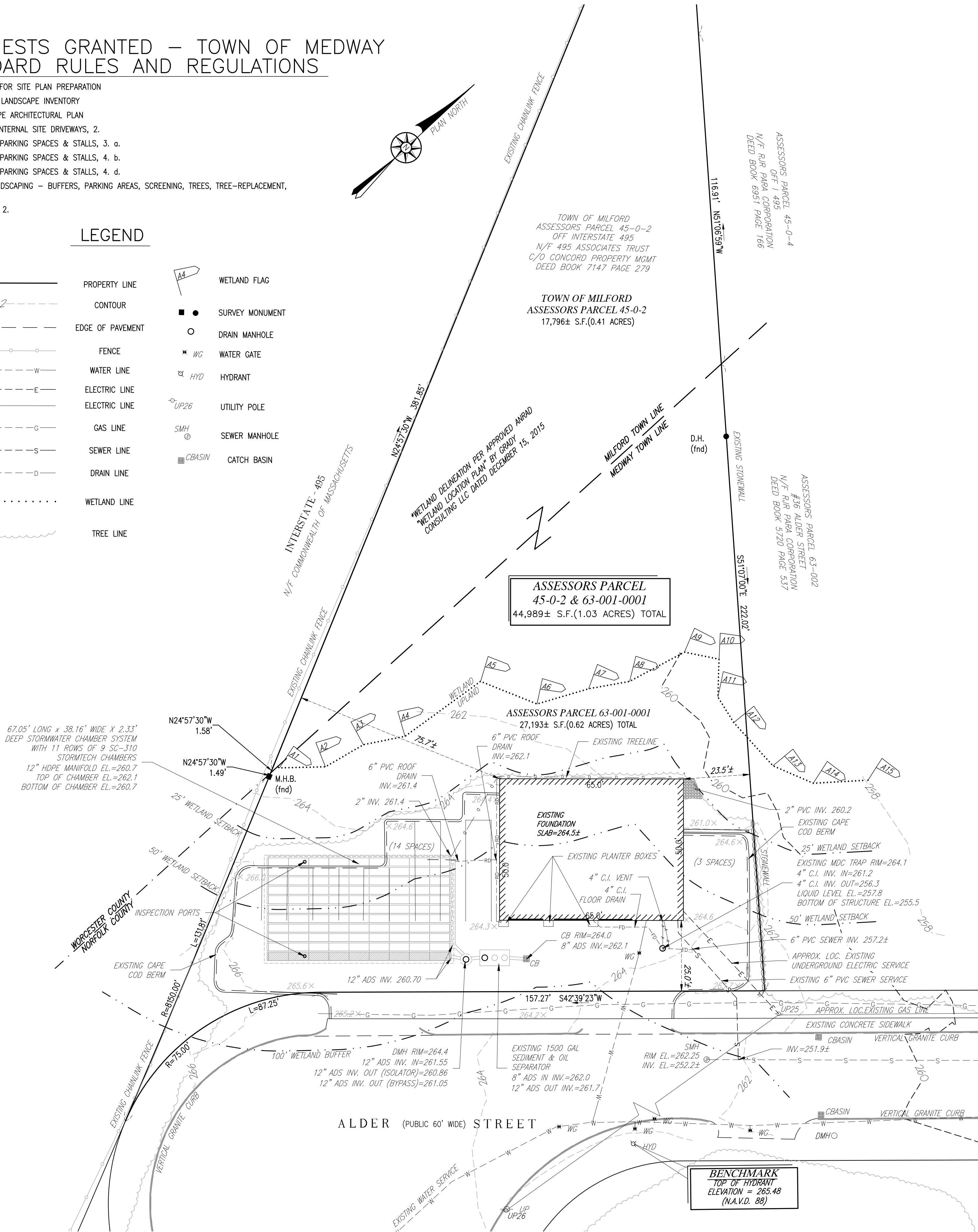
ALDER ST REALTY, LLC
50 ALDER STREET
MEDWAY, MA 02053
LC CERTIFICATE No. 17616
LOT 5 – LC PLAN No. 32802A

PLAN REFERENCES:

1. PLAN No. 834 OF 1977, PLAN BOOK 263
2. PLAN No. 180 OF 1997, PLAN BOOK 464
3. PLAN No. 24 OF 2006, PLAN BOOK 559
4. LAND COURT PLAN No. 32712A
5. LAND COURT PLAN No. 32802A



Scale 1" = 20'



ZONING DATA

DISTRICT: INDUSTRIAL III
USE: *AUTOMOTIVE SALES AND SERVICE

	REQUIRED	EXISTING
LOT AREA	40,000 S.F.	44,989 S.F.
LOT FRONTAGE	NA	244.52 FT
LOT WIDTH	100 FT	196.58 FT

	REQUIRED	PROPOSED
FRONT YARD	30 FT	*24.9 FT
SIDE YARD	20 FT	23.5 FT
REAR YARD	30 FT	56.0 FT

	REQUIRED	PROPOSED
MAX LOT COVERAGE	17,995 S.F. (40%)	3,250 S.F. (7.2%)
IMPERVIOUS COVERAGE		11,246 S.F. (25.0%)

PARKING:

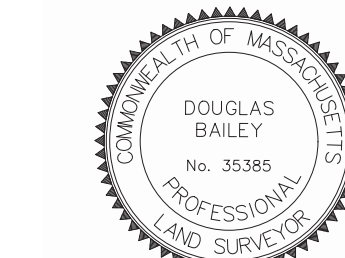
VEHICLE REPAIR SHOPS: 1 SPACE PER 300 S.F. GROSS FLOOR AREA PLUS
2 SPACES PER SERVICE BAY

	REQUIRED	EXISTING
3,250 S.F./ 300 G.F.A. + 2(3 SERVICE BAY) =	17 SPACES	17 SPACES
PARKING SPACE = 9' x 18'		

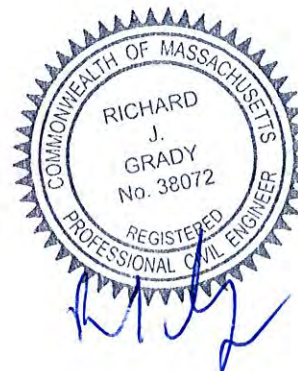
ZONING BOARD OF APPEALS – VARIANCES GRANTED – SEE DECISION DATED FEBRUARY 7, 2018

SECTION 5.4 – TO GRANT THE USE OF AN AUTOMOTIVE SALES AND SERVICE BUSINESS WITHIN THE INDUSTRIAL III ZONING DISTRICT

SECTION 6.1 – REDUCTION IN THE REQUIRED FRONT SETBACK OF 30 FT TO 24.9 FT



Douglas Bailey
DOUGLAS BAILEY P.L.S. #35385



AS-BUILT PLAN

#50 ALDER STREET
MEDWAY, MASSACHUSETTS

PREPARED FOR:
ALDER ST REALTY, LLC
50 ALDER STREET
MEDWAY, MA 02053

JULY 24, 2020
SCALE: 1"=20'
JOB No. 15-307

REVISED:
JULY 30, 2020
REVIEW COMMENTS



GRADY CONSULTING, L.L.C.

Civil Engineers and Land Surveyors
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378

Susan Affleck-Childs

From: Bouley, Steven <Steven.Bouley@tetrattech.com>
Sent: Thursday, August 6, 2020 4:58 PM
To: Susan Affleck-Childs
Cc: Picard, Brad
Subject: RE: 50 Alder Street, Medway - Final As-Built Plan

Please see update below in red.

Steven M. Bouley, P.E. | Senior Project Engineer | Tetra Tech
Direct +1 (508) 786-2382 | Business +1 (508) 786-2200 | steven.bouley@tetrattech.com

While we are operating remotely in response to COVID-19, Tetra Tech teams remain fully connected and hard at work servicing our clients and ongoing projects. We would also like to wish health and wellness to you and your family.

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From: Bouley, Steven
Sent: Wednesday, July 29, 2020 3:07 PM
To: Susan Affleck-Childs <sachilds@townofmedway.org>
Cc: Picard, Brad <Brad.Picard@tetrattech.com>
Subject: RE: 50 Alder Street, Medway - Final As-Built Plan

Hi Susy,

We reviewed the Site As-Built and have the following comments:

Section 6.7 of Chapter 100 – Land Subdivision Rules and Regulations

1. The Plans are drawn at a scale of 1"=20', the Regulations require 1"=40'. However, the as-built is provided at the same scale as the Approved Drawings. (6.7.3) **This isn't an issue just wanted to note it for the Board.**
2. The as-built should show sewer cleanout for the sewer service if it is located exterior of the building. A symbol key shall also be provided. (6.7.4.g) **This item has been addressed.**
3. Dig Safe notification shall be added to the Plan. (6.7.4.k) **This item has been addressed.**
4. The land surveyor shall sign the statement included in the Regulations. (6.7.4.l) **This item has been addressed.**
5. The Plan shall show critical elevations of the Stormceptor System such as bottom elevation, etc. (6.7.4.n) **This item has been addressed.**

General Comments

6. Additional paved area (approximately 10' x 12') was added adjacent to the northeast corner of the building presumably to accommodate the door at that location. We do not believe this will affect the stormwater calculations, however, this area is located within jurisdiction to Medway Conservation Commission. **As stated prior I don't believe this is an issue with stormwater but possibly with Conservation since it is within their jurisdiction. I suggest the Applicant speak with Bridget related to this.**
7. The MDC trap requires additional information. As shown in the detail the invert out of the structure is the lowest point in the outlet, the actual discharge pipe is higher in elevation and the invert at the wye into the sewer service should be provided. Vent Piping should also be provided. **This item has been addressed.**
8. As-built shows 8" pipe connecting the catch basin to the "Sediment & Oil Separator", the proposed plans specified a 12" connection. Engineer to confirm if 8" discharge is sufficient to serve the site up to and including the required 25-year storm event. **This item has been addressed.**

9. Provide complete roof drain manifold piping on the Plan. **This item has been addressed.**
10. Include type of pipe for all underground drainage/utilities. **This item has been addressed.**
11. Proposed pavement arrows aren't shown on the Plan. Additionally, striping east of the building has not been shown. **In response to the Applicant's cover letter, we have no issue with elimination of the pavement arrows from the Plan due to the use and scope of the project. However, this decision is ultimately up to the Board.**

I believe we still need to do a final inspection of the site, let me know if the Applicant wants to move forward with a final inspection. Please let me know if you have any questions or need anything else, thanks.

Steve

Steven M. Bouley, P.E. | Senior Project Engineer | Tetra Tech
Direct +1 (508) 786-2382 | Business +1 (508) 786-2200 | steven.bouley@tetrattech.com

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From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Tuesday, July 28, 2020 3:00 PM
To: Bouley, Steven <Steven.Bouley@tetrattech.com>
Subject: FW: 50 Alder Street, Medway - Final As-Built Plan

⚠ CAUTION: This email originated from an external sender. Verify the source before opening links or attachments. **⚠**

See note below and revised as-built plan.

Susy

From: Paul Seaberg <paul@gradyconsulting.com>
Sent: Tuesday, July 28, 2020 3:00 PM
To: Susan Affleck-Childs <sachilds@townofmedway.org>
Cc: Phil Anza <oldmananza@yahoo.com>
Subject: RE: 50 Alder Street, Medway - Final As-Built Plan

Hi Susan,

Please disregard the previous email. Attached is the final as-built plan with corrected owner address.

Thank you,
Paul

Paul Seaberg
Grady Consulting, LLC
71 Evergreen Street, Suite 1
Kingston, MA 02364
Phone 781.585.2300
Fax 781.585.2378
www.GradyConsulting.com



Please take two minutes to view this video to see what Grady Consulting LLC and Matterport can do for you!

<https://vimeo.com/196337285>

From: Paul Seaberg

Sent: Tuesday, July 28, 2020 1:42 PM

To: 'Susan Affleck-Childs' <sachilds@townofmedway.org>

Cc: 'Phil Anza' <oldmananza@yahoo.com>

Subject: 50 Alder Street, Medway - Final As-Built Plan

Hi Susan,

Attached please find the final As-Built plan for the 50 Alder Street project. I will mail hard copies.

Please let me know if you have any questions.

Thank you,

Paul

Paul Seaberg
Grady Consulting, LLC
71 Evergreen Street, Suite 1
Kingston, MA 02364
Phone 781.585.2300
Fax 781.585.2378
www.GradyConsulting.com



Please take two minutes to view this video to see what Grady Consulting LLC and Matterport can do for you!

<https://vimeo.com/196337285>

Susan Affleck-Childs

From: Bouley, Steven <Steven.Bouley@tetrattech.com>
Sent: Wednesday, September 16, 2020 3:54 PM
To: Susan Affleck-Childs
Subject: 50 Alder Street Project Completion

Hi Susy,

Please be advised that at this time we believe this project to be in compliance with the approved Plans and Decision and the Project to be complete. Please let me know if you need anything else, thanks.

Steve

Steven M. Bouley, P.E. | Senior Project Engineer
Direct +1 (508) 786-2382 | Business +1 (508) 786-2200 | Fax +1 (508) 786-2201 | steven.bouley@tetrattech.com

Tetra Tech | *Leading with Science*® | United States Infrastructure Division – INE Operating Unit
100 Nickerson Road, Suite 200 | Marlborough, MA 01752 | tetrattech.com

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August 3, 2020

Medway Planning Board
Town of Medway
155 Village Street
Medway, MA 02053

RE: Final As-Built
Site Plan – 50 Alder Street, Medway
Assessors Lot 63-001-0001 & Town of Milford Assessors Lot 45-0-2
Applicant – Philip Anza

We hereby certify that we have inspected the project at the above referenced address and the work has been completed in strict compliance with the approved and endorsed site plan with the exception of the following:

1. An additional paved area approximately 10'x13' was added in order to accommodate a door and is shown on the As-Built plan.
2. Parking striping is not installed to the east of the existing building. The applicant is currently coordinating with the Planning and Building departments to reconfigure the handicap parking location.

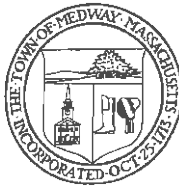
If you have any questions please do not hesitate to call.

Sincerely,

GRADY CONSULTING, L.L.C.

A handwritten signature in cursive script that reads 'Richard Grady'.

Richard Grady, P.E.
Principal Engineer



TOWN OF MEDWAY
Planning & Economic Development Board
155 Village Street
Medway, Massachusetts 02053

Andy Rodenhiser, Chairman
Robert K. Tucker, Vice-Chairman
Thomas A. Gay, Clerk
Matthew J. Hayes, P.E.
Richard Di Iulio
Jessica Chabot, Associate Member

**Request for Medway Treasurer/Collector's
Verification of Status of Paid Taxes**

Date: September 17, 2020

Applicant's Name: Alder ST Realty, LLC

Subject Property Address: 50 Alder Street

Map/Parcel Number(s): 63-001-001

Project Name: Milway Auto

Type of Permit: Major Site Plan – Project Completion

Please indicate the status of taxes/fees owed to the Town:

- ☒ By checking this box and with my signature below, I verify that all taxes owed the Town of Medway for the subject property(s) noted above are **paid in full** as of this date.
- ☐ By checking this box and with my signature below, I verify that all taxes owed the Town of Medway for other properties owned by the applicant noted above are **paid in full** as of this date.
- ☐ By checking this box and with my signature below, I verify that the **Town is owed taxes** on properties owned by the above noted applicant. Briefly explain on the lines below. Please attach a report that indicates the property address, what taxes are owed, and the respective amounts.

Maria Pratt

Signature

9/17/20

Date

Please complete and return to the Planning and Economic Development office.

50 ALDER ST

Certificate of Occupancy Number: 2018-
Permit Number: CB19-000036

The Commonwealth of Massachusetts

Town of Medway

In accordance with the Massachusetts State Building Code, Section 120.0, this

CERTIFICATE OF USE AND OCCUPANCY

is issued to: **Brady Bankston**

Work Description: Taking over existing project frame to finish (old permit # CB18-000033)
Need as-built

I Certify that I have inspected the premises known as PARCEL 63-001-0001 located at 50 ALDER ST in the Town of Medway, County of Norfolk, Commonwealth of Massachusetts. The building is hereby certified to be in compliance with the Basic Code and for the purpose stated below.



Jack Mee

Building Commissioner

Issue Date: January 22, 2020

Conditions: Temporary Occupancy for 180 days until JULY 22, 2020. Time to complete conditions of the bond and supply As-Built Plan

Type of Construction: V-B

Uses: S-1 & B

Code Edition: 9th Edition

The building official shall be notified of any changes in the above information.



TOWN OF MEDWAY
Planning and Economic Development Board

Certificate of Completion
Milway Auto Site Plan – 50 Alder Street

DRAFT – September 17, 2020

Project Location: 50 Alder Street

Assessor's Map/Parcel Numbers: 63-001-0001

Project Description: The project involved construction of a 3,250 sq. ft., one-story building for automobile sales and service with three garage bays and office space. The use is allowed by a special permit authorized by the Zoning Board of Appeals. The site plan shows a 7,774 sq. ft. parking lot for 17 parking spaces, landscaping, stormwater drainage facilities, and connections to municipal water and sewer. Site access/egress is planned with 2 curb cuts on Alder Street. The parcel is 1.03 acres. 60% of the property is located in Medway; the remaining portion of the property is located in Milford, MA. Approximately 12,900 sq. ft. of the parcel was cleared for construction of the building, drainage system and parking. A portion of the site lies within the 100' buffer zone of wetlands resources and is subject to an Order of Conditions from the Medway Conservation Commission.

Title of Plan: Proposed 3,250 Sq. Ft. Commercial Building for 50 Alder Street

Date of Plan: March 30, 2016, last revised April 2, 2018

Drawn by: Grady Consulting, Inc., Kingston, MA 02364

Date of Site Plan Decision: May 8, 2018 (not recorded)

Date of Site Plan Endorsement: June 12, 2018 (not recorded)

Permittee's Name: Alder Street Realty, LLC – Phil Anza

Permittee's Address: 119 Milford Street, Medway, MA 02053

Developer: Alder Street Realty, LLC – Phil Anza

Developer's Address: 50 Alder Street, Medway, MA 02053

Date of As-Built Plan: June 3, 2020

Drawn by: Grady Consulting, Inc., Kingston, MA

Performance Security: \$50,000 (Western Surety)

Applicable ZBA Variances: February 7, 2018 – Use and Dimensional Variance

Project Status

- ☒ Engineer's Certification of Completion & Compliance for site plan work and/or stormwater management facilities: Rick Grady, August 3, 2020
- ☒ Town Consulting Engineer's Project Completion Sign-off: Steve Bouley, August 3, 2020
- ☐ Acceptance of required public off-site improvements by BOS and/or DPW
- ☐ Acceptance of required private off-site improvements by PEDB:
- ☒ CONCOM Certificate of Compliance, if applicable: Issued August 28, 2020
- ☒ Building Department issued Certificate of Occupancy: Issued January 22, 2020
- ☒ As-Built Plan reviewed and accepted by Town's Consulting Engineer: June 10, 2020
- ☒ Treasurer's Certification of Taxes Paid: September 17, 2020
- ☐ Construction Funds Owed: NONE
- ☒ Board Votes to Release Performance Security: _____
- ☒ PEDB vote of project completion: _____



September 22, 2020

**Medway Planning & Economic Development Board
Meeting**

**Applegate Subdivision – Release of Tri-
Partite Agreement with Needham Bank**

I was informed by the Bank on 9-14-2020 that they want the Board to vote and execute a release of the Applegate tri-partite performance security agreement. You had previously voted to do so, but the Bank has prepared this document for your vote and signature. This release document needs to be executed in order for the Bank to transfer the balance of the performance security to the Town.

- 9-14-20 email from Needham Bank
- Release from Tri-Partite Agreement.
- Collection of emails. The document has been approved by Town Counsel Carolyn Murray

Susan Affleck-Childs

From: John T. Shea <jshea@NeedhamBank.com>
Sent: Monday, September 14, 2020 2:46 PM
To: Susan Affleck-Childs
Cc: Brian F. Plunkett, Esq.; Margaret Watson
Subject: FW: Medway - Applegate Subdivision Performance Security
Attachments: Release of Tri-Partite Agreement.docx

Suzy,

Can you please circulate this document within your department and with town counsel if needed. Once you have reviewed and are okay with its' contents, we'll get payment to you.

If you have any questions or want to discuss changes please let attorney Plunkett and I know. We'll work with you as needed to get this taken care of and finalized.

Thanks,

John T. Shea | SVP - Managed Assets Group Leader | P: 781-474-5862 | F: 781-474-5957

Needham Bank | 214 Garden Street, Needham, MA 02492

From: Brian Plunkett <BFP@bostonbusinesslaw.com>
Sent: Wednesday, September 2, 2020 12:08 PM
To: John T. Shea <jshea@NeedhamBank.com>
Subject: {Disarmed} RE: Medway - Applegate Subdivision Performance Security

External Message - *Think Before You Click*

John: Here is a form of Release to be signed by the Town of Medway. Let me know if you have any changes. If not, please feel free to forward it to them. Thanks Brian

*** Confidentiality Notice from Needham Bank.***

Under no circumstances should nonpublic customer information (NPCI) be transmitted via unsecured email. For your protection and that of our customers, please do not include account numbers, social security numbers, passwords or any other NPCI in email messages sent to or from Needham Bank.

If the reader of this email, regardless of the address or routing, is not an intended recipient, be aware that any disclosure, copying, distribution, dissemination, or use of the contents of this email and all files transmitted with it is prohibited. If you have received this email in error, please delete this email and all files transmitted with it from your system and immediately notify Needham Bank by sending a reply email to the sender of this message.

**RELEASE OF OBLIGATIONS
UNDER
TRI-PARTITE AGREEMENT
TO SECURE CONSTRUCTION OF WAYS AND INSTALLATION OF MUNICIPAL
SERVICES FOR APPELEGATE FARM SUBDIVISION**

This Release of Obligations under Tri-Partite Agreement (this “Release”) is entered into as of September __, 2020, by the Town of Medway, acting through its Planning & Economic Development Board, with an address of 155 Village Street, Medway, Massachusetts 02053 (hereinafter referred to as the “Board”) in favor of Needham Bank, with an address of 1063 Great Plain Avenue, Needham, Massachusetts 02492 (the “Bank” and together with the Board, the “Parties”).

WHEREAS, the Parties entered into a certain tri-partite agreement entitled “Land Subdivision – Form O, Performance Secured by Lender’s Agreement” on February 10, 2016 by and among the Board, the Bank and Ralph M. Costello, Trustee of Cedar Trail Trust u/d/t October 15, 1992, and recorded with the Norfolk Registry of Deeds in Book 9591, Page 536 (“Developer”) as amended by that certain First Amendment to Tri-Partite Agreement dated as of December 14, 2018 (the “First Amendment”) by and between the Board, the Developer and the Bank (collectively, the “Tri-Partite Agreement”) to secure the construction of ways and installation of municipal services in accordance with G.L. c. 41, §81U, and all other applicable rules and regulations, in the Applegate Subdivision shown on a subdivision plan entitled “Amended Definitive Subdivision ‘Applegate Farm’ Medway, Massachusetts” prepared by GLM Engineering Consultants, Inc., dated February 20, 2013 and recorded with the Norfolk County Registry of Deeds in Plan Book 635 Page 26 (the “Subdivision”), whereby Developer and Bank bound and obligated themselves, jointly and severally, to the Town in the amount of Two Hundred Ninety Thousand Nine Hundred Sixty-Nine Dollars (\$290,969.00) (“Available Funds”) to insure the completion by the Developer of the construction of ways and installation of municipal services;

WHEREAS, at the August 25, 2020 meeting of the Board, the Board voted unanimously to accept all of the remaining Available Funds held by Needham Bank as surety for the completion of the ways and installation of municipal services in the Subdivision, pursuant to Section 10 of the First Amendment.

WHEREAS, the Board has determined that the remaining Available Funds are in the amount of \$265,617.00 (the “Remaining Amount”).

WHEREAS, upon receipt by the Board of the Remaining Amount from the Bank, the Board has agreed to release the Developer and the Bank from all further obligations under the Tripartite Agreement as more particularly set forth below.

NOW THEREFORE, for good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, the Board acknowledges and agree as follows:

1. Upon receipt by the Board of a bank check from the Bank in the amount of the Remaining Amount payable to the Town of Medway, the Bank shall:

- (i) be deemed and considered to be immediately released from all obligations under the Tripartite Agreement,
- (ii) not be required to perform any additional work with respect to the Subdivision; and
- (iii) be deemed to have satisfied all obligations of the Bank to the Town of Medway under the Tripartite Agreement including the Scope of Work (as defined in the Tripartite Agreement).

2. This Release shall be construed under the laws of the Commonwealth of Massachusetts and the parties submit to the jurisdiction of the courts of the Commonwealth of Massachusetts.

[Remainder of page intentionally left blank- signatures of Town on next page]

IN WITNESS WHEREOF we have hereunto set our hands and seals as of the date first written above.

**TOWN OF MEDWAY
PLANNING & ECONOMIC DEVELOPMENT BOARD**

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS

On this _____ day of September, 2020, before me, the undersigned notary public, personally appeared the following Members of the Town of Medway Planning & Economic Development Board _____

_____ proved to me through satisfactory evidence of identification which was personal knowledge, to be the persons whose names are signed on the preceding document, and acknowledged to me that it was signed voluntarily for its stated purpose.

Notary Public
My Commission expires:

Susan Affleck-Childs

From: Carolyn M. Murray <CMurray@k-plaw.com>
Sent: Thursday, September 17, 2020 2:36 PM
To: Susan Affleck-Childs
Cc: Barbara Saint Andre
Subject: Re: Medway - Applegate Subdivision Performance Security - Release of Tri Partite Agreement

Suzy,

The release is in good form and consistent with the agreement. I have no revisions.

Thank you,

Carolyn M. Murray, Esq.
KP | LAW
[101 Arch Street, 12th Floor](#)
[Boston, MA 02110](#)
O: [\(617\) 654 1726](#)
F: [\(617\) 654 1735](#)
C: [\(617\) 257 9581](#)
cmurray@k-plaw.com
www.k-plaw.com

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On Sep 17, 2020, at 1:12 PM, Susan Affleck-Childs <sachilds@townofmedway.org> wrote:

Thanks for your diligence and care!!

Susy

From: Carolyn M. Murray [<mailto:CMurray@k-plaw.com>]
Sent: Thursday, September 17, 2020 1:08 PM
To: Susan Affleck-Childs <sachilds@townofmedway.org>
Cc: Barbara Saint Andre <bsaintandre@townofmedway.org>
Subject: RE: Medway - Applegate Subdivision Performance Security - Release of Tri Partite Agreement

Oh, I remember it well! Just want to be sure the release is consistent with the agreement.

Thanks,

Carolyn M. Murray, Esq.
KP | LAW

101 Arch Street, 12th Floor
Boston, MA 02110
O: (617) 654 1726
F: (617) 654 1735
C: (617) 257 9581
cmurray@k-plaw.com
www.k-plaw.com

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From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Thursday, September 17, 2020 1:00 PM
To: Carolyn M. Murray <CMurray@k-plaw.com>
Cc: Barbara Saint Andre <bsaintandre@townofmedway.org>
Subject: RE: Medway - Applegate Subdivision Performance Security - Release of Tri Partite Agreement

Thanks.

My goal is for the Board to approve and sign the document on 9-22. The Board has already agreed to receive the funds and assume responsibility for the project.

Cheers!

Susy

From: Carolyn M. Murray [<mailto:CMurray@k-plaw.com>]
Sent: Thursday, September 17, 2020 12:52 PM
To: Susan Affleck-Childs <sachilds@townofmedway.org>
Cc: Barbara Saint Andre <bsaintandre@townofmedway.org>
Subject: RE: Medway - Applegate Subdivision Performance Security - Release of Tri Partite Agreement

Hi, Susy,

I plan to get any comments to you so the Board can discuss on 9/22. Hopefully, I will get this to you this afternoon.

Carolyn M. Murray, Esq.
KP | LAW
101 Arch Street, 12th Floor
Boston, MA 02110
O: (617) 654 1726
F: (617) 654 1735
C: (617) 257 9581
cmurray@k-plaw.com
www.k-plaw.com

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From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Thursday, September 17, 2020 11:58 AM
To: Carolyn M. Murray <CMurray@k-plaw.com>
Cc: Barbara Saint Andre <bsaintandre@townofmedway.org>
Subject: RE: Medway - Applegate Subdivision Performance Security - Release of Tri Partite Agreement

Hi Carolyn,

Wondering if the Release document for the Tri-Partite Agreement as provided by Needham Bank is OK or if there are any changes needed? I have this on the agenda for the 9-22-20 PEDB meeting.

Thanks for your help.

Susy

Susan E. Affleck-Childs
Planning and Economic Development Coordinator
Town of Medway
155 Village Street
Medway, MA 02053
508-533-3291
sachilds@townofmedway.org

From: Mark R. Reich [<mailto:MReich@k-plaw.com>]
Sent: Tuesday, September 15, 2020 11:37 AM
To: Susan Affleck-Childs <sachilds@townofmedway.org>
Cc: Carolyn M. Murray <CMurray@k-plaw.com>
Subject: RE: Medway - Applegate Subdivision Performance Security - Release of Tri Partite Agreement

Susan –

Carolyn Murray will review this request. She should be in touch with you shortly.

Thank you.

Mark

Mark R. Reich, Esq.
KP | LAW
101 Arch Street, 12th Floor
Boston, MA 02110
O: (617) 556 0007
F: (617) 654 1735
mreich@k-plaw.com
www.k-plaw.com

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From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Tuesday, September 15, 2020 11:35 AM

To: Mark R. Reich <MReich@k-plaw.com>

Subject: FW: Medway - Applegate Subdivision Performance Security - Release of Tri Partite Agreement

Hi Mark,

Just wanted to ask if you have assigned this to anyone yet?

Thanks.

Susy

Susan E. Affleck-Childs
Planning and Economic Development Coordinator
Town of Medway
155 Village Street
Medway, MA 02053
508-533-3291
sachilds@townofmedway.org

From: Susan Affleck-Childs

Sent: Monday, September 14, 2020 3:55 PM

To: Mark R. Reich <MReich@k-plaw.com>

Cc: Barbara Saint Andre <bsaintandre@townofmedway.org>; Michael Boynton
<mboynton@townofmedway.org>

Subject: FW: Medway - Applegate Subdivision Performance Security - Release of Tri Partite Agreement

Hi Mark,

The Planning and Economic Development Board and Needham Bank have agreed to dissolve the tri-partite agreement for the Applegate Subdivision and the Bank will release the remaining funds to the Town. I have attached the original tri-partite agreement and the first amendment.

See mail trail below. The Bank has provided a draft release document for the Board to vote on and sign. See attached. Would you please arrange for its review and editing if needed. Please don't hesitate to contact their attorney, Brian Plunkett, to coordinate. His email is included on the first email in this trail.

The Board meets next Tuesday night, September 22. I would like to include this action on the agenda for that meeting.

Thanks for your help.

Susy

Susan E. Affleck-Childs
Planning and Economic Development Coordinator
Town of Medway
155 Village Street
Medway, MA 02053
508-533-3291
sachilds@townofmedway.org

From: Michael Boynton
Sent: Monday, September 14, 2020 3:47 PM
To: Susan Affleck-Childs <sachilds@townofmedway.org>
Cc: Barbara Saint Andre <bsaintandre@townofmedway.org>
Subject: RE: Medway - Applegate Subdivision Performance Security - Release of Tri Partite Agreement

Yes indeed.

From: Susan Affleck-Childs
Sent: Monday, September 14, 2020 3:46 PM
To: Michael Boynton <mboynton@townofmedway.org>
Cc: Barbara Saint Andre <bsaintandre@townofmedway.org>
Subject: FW: Medway - Applegate Subdivision Performance Security - Release of Tri Partite Agreement

Hi,

Needham Bank wants the Board to sign a Release of the Tri-Partite Agreement with the bank before they will distribute the funds to the Town.

See attached release document they sent to me this afternoon. May I contact Town Counsel for review?

Thanks.

Susy

From: John T. Shea [<mailto:jshea@NeedhamBank.com>]
Sent: Monday, September 14, 2020 2:46 PM
To: Susan Affleck-Childs <sachilds@townofmedway.org>
Cc: Brian F. Plunkett, Esq. <bfp@bostonbusinesslaw.com>; Margaret Watson <mwatson@NeedhamBank.com>
Subject: FW: Medway - Applegate Subdivision Performance Security

Suzy,

Can you please circulate this document within your department and with town counsel if needed. Once you have reviewed and are okay with its' contents, we'll get payment to you.

If you have any questions or want to discuss changes please let attorney Plunkett and I know. We'll work with you as needed to get this taken care of and finalized.

Thanks,

John T. Shea | SVP - Managed Assets Group Leader | P: 781-474-5862 | F: 781-474-5957

Needham Bank | 214 Garden Street, Needham, MA 02492

From: Brian Plunkett <BFP@bostonbusinesslaw.com>
Sent: Wednesday, September 2, 2020 12:08 PM
To: John T. Shea <jshea@NeedhamBank.com>
Subject: {Disarmed} RE: Medway - Applegate Subdivision Performance Security

External Message - *Think Before You Click*

John: Here is a form of Release to be signed by the Town of Medway. Let me know if you have any changes. If not, please feel free to forward it to them. Thanks Brian

*** Confidentiality Notice from Needham Bank.***

Under no circumstances should nonpublic customer information (NPCI) be transmitted via unsecured email. For your protection and that of our customers, please do not include account numbers, social security numbers, passwords or any other NPCI in email messages sent to or from Needham Bank.

If the reader of this email, regardless of the address or routing, is not an intended recipient, be aware that any disclosure, copying, distribution, dissemination, or use of the contents of this email and all files transmitted with it is prohibited. If you have received this email in error, please delete this email and all files transmitted with it from your system and immediately notify Needham Bank by sending a reply email to the sender of this message.



September 22, 2020
Medway Planning & Economic Development Board
Meeting

PEDB Meeting Minutes

- Draft minutes of the September 8, 2020 PEDB meeting.

**Tuesday, September 8, 2020
Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053**

REMOTE MEETING

Members	Andy Rodenhiser	Bob Tucker	Tom Gay	Matt Hayes	Rich Di Iulio	Jessica Chabot
Attendance	X	Absent with Notice	X	X	X	X

Pursuant to Governor Baker's Orders imposing strict limitations on the number of people that may gather inside in one place, no in-person attendance of members of the public will be permitted at this meeting. Board members will participate remotely via ZOOM. Meeting access via ZOOM is provided for the opportunity for public participation; information for participating via ZOOM is included at the end of the Agenda.

NOTE – This meeting was recorded for future broadcast on Medway Cable Access.

PRESENT VIA ZOOM MEETING:

- Susy Affleck-Childs, Planning and Economic Development Coordinator
- Amy Sutherland Recording Secretary (Zoom Participation)
- Steve Bouley, Tetra Tech (Zoom Participation)
- Gino Carlucci, PGC Associates
- Barbara Saint Andre, Director of Community and Economic Development

The Chairman opened the meeting at 6:30 pm. He read a statement about the meeting being held both LIVE and remote via ZOOM.

DISCUSSION REGARDING IDEAS FOR CENTRAL BUSINESS DISTRICT ZONING BYLAW AMENDMENTS:

The Board is in receipt of the following documents (**See Attached**)

- Discussion questions to review
- Table 1 – Schedule of Uses from the Medway ZBL
- Section 5.4.1 Mixed Use Special Permits in Central Business District from the Medway ZBL

The Board was informed that Barbara Saint Andre, Susy Affleck-Childs and zoning consultant Ted Brovitz have created a list of questions for the Board to discuss regarding possible zoning amendments to the Central Business District. The Economic Development Committee along with the Design Review Committee will also be discussing this. Consultant Brovitz will also be interviewing some of the property owners in this area.

There was discussion about how to leverage the business owners to provide new street scape improvements to gain investment in area. There will need to be maintenance of this area but who will be responsible, the business owner or Town. Since the developments are currently pre-existing it is difficult to require compliance with a maintenance plan but if there are new owners which occupy the space, there may be language which could make them responsible for the beautification of their area. The Town could require landscape regulations and new setbacks for any new business. The Board was reminded that the Town did vote down at Town Meeting a few years back regulations regarding property maintenance but that pertained primarily to residential property. It would be great if the parking in this area could be in the back instead of visible from the front. All agree that the parking supply in this area is overkill. Some traffic patterns appear to be variable depending on the business.

The following were recommendations from discussion:

- Revisit outdoor dining (concern is the challenge with winter months) A question was asked if outdoor propane heating units would be allowed.
- Recommendation to suspend parking and outdoor dining regulations on a seasonal basis.
- Hotels/Motels are allowed “By Right” but this does not seem like right location. The Oak Grove Area would be a better location.
- Further discuss indoor sales of motor vehicles allowed “By Right”.
- Change commercial indoor amusement which is currently by Special Permit to “By Right”. Ex. Tumble Beans.
- There was a suggestion to remove movie theater.
- The Board would like to discuss further institutional uses
- There may need to be a new use which could include CBD sales, smoke shops, pawn shops.

These suggestions will be part of a bigger discussion at a future date.

PUBLIC HEARING – ADULT RETIREMENT COMMUNITY PLANNED UNIT RULES AND REGULATIONS:

The Chairman opened the public hearing at 7:00 pm.

The Board is in receipt of the following documents: **(See Attached)**

- 8-31-20 Public Hearing Notice
- 8-31-20 DRAFT Proposed Amendments with track changes
- 9-2-20 Clean version after accepting TRACK changes with additional comments and recommended edits from Barbara Saint Andre

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted by roll call vote to waive the reading of the public hearing notice.

Roll Call Vote:

Matthew Hayes aye
Rich Di Iulio aye

Andy Rodenhiser **aye**
Tom Gay **aye**

These updated regulations are basically housekeeping items which have not been done in several years. The Board is supplied with the old copy and the recommended cleaned up version.

The following are recommendations:

- Section 303-3: ARCPUD Site Plan – two sets of the ARCPUD Site Plan (24 x 36) and one set of site plan (11 x 17) fine with what is recommended.
- Item #4: Abutter notices. It is recommended 300 ft. stay consistent with State law.
- Section 303-4: Submission Processing: Recommends that the completeness of application would be done by a designee in the Planning and Economic Development Office. This would include a checklist for completion. This checklist would not be included in the Rules and Regulation document. The Board should not do the completion review process.
- Section 304-6: Performance Guarantee: The Board has no authority to declare a deed voidable. It was recommended to remove this language.
- Section on Fees: Recommended language Construction Administration Fee.

This document will be revised and presented to the Board at the next meeting with the noted revisions.

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted by roll call vote to continue the hearing for the proposed amendments to the Adult Retirement Community Planned Unit Development Rules and Regulations to September 22, 2020 at 8:00 pm.

Roll Call Vote:

Matthew Hayes **aye**
Rich Di Iulio **aye**
Andy Rodenhiser **aye**
Tom Gay **aye**

MEDWAY PLACE SITE PLAN PUBLIC HEARING:

The Board is in receipt of the following: (See Attached)

- Public Hearing Continuation Notice filed with the Town Clerk to continue the hearing to 9-8-20.
- Request dated 9-1-20 from Attorney Gareth Orsmond to continue the hearing to 9-22-20.
- 9-2-20 email from DPW Compliance Officer on status of DPW's review for MS4 compliance.

On a motion made by Rich Di Iulio, and seconded by Matthew Hayes, the Board voted by Roll Call vote to continue the hearing for Medway Place Site Plan to September 22, 2020 at 8:00 pm.

Roll Call Vote:

Matthew Hayes **aye**

Rich Di Iulio **aye**
Andy Rodenhiser **aye**
Tom Gay **aye**

SALMON FIELD CHANGE – VILLAGE STREET:

The Board is in receipt of the following document: (**See Attached**)

- 9-3-20 Field Change request letter

Developer Jeff Robinson called in to the meeting. The Board was informed that there was a field change request letter dated 9-3-20. This field change drawing was prepared by Jon Novak, Coneco Engineering. The developer wishes to change from using Cape Cod berm to cast in place concrete curbing for the entire development except for Waterside Run where the Cape Cod berm is already installed. Granite curbing would be retained in all locations where noted on the approved plan. Consultant Bouley noted that salt does destroy concrete curbs and is a maintenance concern. He did communicate that there is an additive which can be added to the mixture to help it stand up better during the cold months. It was noted that the streets in this area are going to be private.

On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted by Roll Call vote to approve the field change for use of cast in place concrete curbing with a condition for additive in the concrete.

Roll Call Vote:

Matthew Hayes **aye**
Rich Di Iulio **aye**
Andy Rodenhiser **aye**
Tom Gay **aye**

Susy Affleck-Childs will prepare the field change authorization paperwork.

The Board was updated that there are changes taking place on the entry way with landscaping and fencing. Next week the traffic will be diverted from the main entrance since construction of the bridge on Willow Pond Circle will be started. The new bridge will take about two months to complete and the goal is to be finished by Thanksgiving. The main entrance for traffic will be Waterside Run during this period.

CONSTRUCTION REPORTS:

The Board is in receipt of the following documents: (**See Attached**)

- Salmon Report #47 for August 18, 2020
- Salmon Report #48 for August 24, 2020
- Salmon Report #47 for August 26, 2020
- Salmon Report #47 for August 28, 2020
- 50 Alder Street (Milway Auto) Punch List
- The Medway Community Church needs a field change authorization for landscape and final as-built. This will be on the next meeting agenda.

APPLEGATE SUBDIVISION:

The Chairman recused himself from this discussion and Member Gay ran the proceedings for this agenda item.

The Board is in receipt of the following documents: **(See Attached)**

- Price quote from GLM Engineering dated August 31, 2020 for preparation of as-built and street acceptance plans and to install property monuments and boundary markers.

The Board was informed that a price quote has been received from GLM Engineering dated August 31, 2020 for \$26,000. This price quote includes producing the as built and street acceptance plans (and associated survey work) and installation of bounds and monuments for the right of way and the drainage parcel that will be conveyed to the Town. Funding for these services would come from the performance security funds being provided to the Town by Needham Bank pursuant to the Board's vote at the August 25, 2020 PEDB meeting. The intent is to have this work completed so that Town Meeting can consider a vote for street acceptance this November.

On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted to accept the quote for \$26,000 and will proceed to move forward with contract details.

Roll Call Vote:

Matthew Hayes	aye
Rich Di Iulio	aye
Andy Rodenhiser	abstain due to recusal
Tom Gay	aye

Chairman Rodenhiser rejoined the meeting.

Applegate Farms resident Jennifer Lydon asked about next steps. It was explained that the current vote will be forwarded to the Board of Selectmen who will need to execute the contract for services with GLM Engineering.

PEDB MEETING MINUTES:

August 25, 2020:

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted by Roll Call to approve the PEDB meeting minutes of August 25, 2020 with revisions.

Roll Call Vote:

Andy Rodenhiser	aye
Matt Hayes	aye
Rich Di Iulio	aye
Tom Gay	aye

REDGATE SUBDIVISION BOND RELEASE:

The Board is in receipt of the following documents: **(See Attached)**

- Red Gate Subdivision Map
- Letter dated June 15, 2020 from Michael Bruce

- Follow-up emails between Susy Affleck-Childs with Michael and Jonathan Bruce
- DPW punch list dated July 14, 2020
- Email note from Dave D’Amico dated August 25, 2020 providing cost estimates

Susy Affleck-Childs informed the Board that the office had been contacted by developer of the Red Gate subdivision, which is a longstanding 30 lot subdivision off the west side of Holliston Street. This development dates back to 1987. The streets included are Redgate Drive and Briar Lane and portions of Field Road, Fern Path and Bramble Road which have never been accepted by the town. This has been part of an unresolved lawsuit and former Town Counsel had advised that the Town not take any steps toward street acceptance as long as the lawsuit remained pending. This lawsuit was dismissed in Fall of 2019. The original developer (Jonathan Bruce) is now being represented by his son (Michael Bruce). They want to close out the subdivision and have the Town return the bond funds and accept the streets. It appears that the developer retained the fee in the roadway when the house lots were conveyed. As of July 1, 2020, there is \$13,053 in the bond account. The DPW looked at the site and prepared a punch list. There appears to be a drainage problem at the end of Bramble Road. The cost to fix is estimated to be \$30,000 to \$100,000 per DPW Dave D’Amico. The Board would like this information to be provided to the Board of Selectmen who can look to using the same approach which was taken on Forest Road.

On a motion made by Tom Gay, seconded by Rich Di Iulio, the Board voted by roll call to provide the information about the drainage issue and the cost estimate to repair to the holder of the bond and figure out what next steps will need to be taken.

Roll Call Vote:

Matthew Hayes	aye
Rich Di Iulio	aye
Andy Rodenhiser	aye
Tom Gay	aye

ZBA PETITION 110 HOLLISTON STREET:

The Board is in receipt of the following: (See Attached)

- Application from David and Denise Palmieri.

The applicant is requesting a setback dimensional variance for a shed at 110 Holliston Street (corner lot with Virginia Road). It was explained that the sheds are internally independent with separate entrances but which are externally connected making them one structure which combines the square footages. The other issue is that any structure more than 200 square feet needs to be at least 15 ft. from the property line. The property was surveyed and neither shed nor addition comply. The Board is not in support of granting relief for the variance and would like the shed located inside the setback. The setbacks should be respected.

On a motion made by Tom Gay, seconded by Matt Hayes, the Board voted by roll call to not support the variance for 110 Holliston Street and to provide a letter to the ZBA.

Roll Call Vote:

Matthew Hayes	aye
---------------	-----

Rich Di Iulio **aye**
Andy Rodenhiser **aye**
Tom Gay **aye**

ZONING BYLAW AMENDMENTS - FALL TOWN MEETING:

The Board is in receipt of the following: **(See Attached)**

- NEW – Limit on “by-right” “size of business and industrial buildings
- NEW – Refinements on allowable energy uses
- Additional refinements to previous draft of Use Table amendments
- Revised draft of Environmental Standards
- 9-8-20 Email from John Lally with additional recommended edits on Environmental Standards
- Proposed General Bylaw Amendments – Coordinated Permitting Compliance
- Street Acceptance for Applegate Road

The Board took the articles out of order to speak with John Lally about the environmental standards.

Environmental Standards:

John Lally was present and suggested that an “objectionable” odor be defined as anything at or above the detection threshold. This detection threshold has been defined as the lowest concentration or intensity of noise, odor vibration etc. that is noticeable to a reasonable person with normal sensory sensitivities. He also recommends that there needs to be a reliable standard which would assist the Building Inspector. Without this standard, it makes it difficult for the Building Inspector to enforce. Include the American Industrial /Hygiene Association as a reference to identify the objectionable odor level specified in the Medway’s existing odor bylaw as the detection threshold.

The Board does not think it will hurt to include the sensorial and standard measurements. The Board would like the Building Inspector to be part of this conversation since he will be the one going to the site to enforce this and asked Susy to meet with Jack Mee to review. The issue still seems to be what is considered offensive since the range of offensive is variable. (ex. manure, compost pile).

The second item that Mr. Lally wanted to discuss was the fact that it is not uncommon for a resident to not know the source of an odor and its location to trigger the investigation prerequisites as written in the more recent updates. It was suggested to include another section which could include dangerous odors such as fuel leak or spill, improperly stored chemicals, natural gas leak. It was recommended that these complaints should be investigated when the complaint is made.

There has been language added to include the ability for the Building Inspector to utilize a consultant to investigate complaints.

Limit on Size of Industrial and Commercial Buildings:

- The recommendation is to amend the bylaw so that commercial and industrial buildings larger than 100,000 sq. of gross floor area require a special permit from the Planning and Economic Development Board. The Board is support of this article.

Energy:

- This article is to simplify the requirements. The definition of alternative energy is the same as renewable energy. The Board is in support of this article.

Special Permits in the Central Business Districts:

The following was added:

- Language to encourage greater diversity of housing to meet the needs of a diverse population with respect to income, ability, housing types and stage of life.
- To improve walkability within the district and provide better access between housing, shops, services and employment.
- In regard to the Mixed-Use Development, a building comprised of only multi-family dwelling units may be allowed as part of a mixed-use development if setback a minimum of 100 ft. from the Main Street right-of-way.

The Board is in support of this Article but wanted language to ensure that the overall amount of required commercial or business use is incorporated into a mixed-use development when there is a residential only building included. Staff will work on revisions to share with the Board at the next meeting.

Street Acceptance:

Chairman Rodenhiser recused himself and Member Gay chaired the meeting.

The article is for the Town to vote to accept Applegate as a public way. The Board is in support of this article.

On a motion made by Tom Gay and seconded by Rich Di Iulio, the Board voted by roll call vote to proceed with street acceptance for Applegate.

Matt Hayes	aye
Rich Di Iulio	aye
Andy Rodenhiser	abstain due to recusal
Tom Gay	aye

The Chairman returned to the meeting.

Permitting Compliance:

The article is a new idea proposed by Susy Affleck-Childs. It would amend the Medway General By-Laws by allowing the land use permitting authorities (Board of Health, Building Department, Conservation Commission, Department of Public Works, Historical Commission, Planning and Economic Development Board and the Zoning Board of Appeals) to deny, revoke, or suspend action on a land use permit application before it if the subject property of the application is out of compliance with the land use permit previously issued for it by any of the above noted land use permitting authorities. This article has not been reviewed by Town

Counsel to see if this allowed. Barbara Saint Andre indicated that she has not yet been able to review this article.

It was recommended to hold off on submitting this article and to seek further review.

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted to accept the articles as presented for the Fall Town Meeting.

Roll Call Vote:

Andy Rodenhiser	aye
Matt Hayes	aye
Rich Di Iulio	aye
Tom Gay	aye

FUTURE MEETING:

- Tuesday, September 22, 2020

ADJOURN:

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted by Roll Call vote to adjourn the meeting.

Roll Call Vote:

Andy Rodenhiser	aye
Matt Hayes	aye
Rich Di Iulio	aye
Tom Gay	aye

The meeting was adjourned at 9:47 pm.

Prepared by,
Amy Sutherland
Recording Secretary

Reviewed and edited by,
Susan E. Affleck-Childs
Planning and Economic Development Coordinator



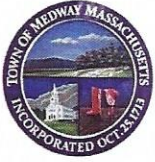
September 22, 2020
Medway Planning & Economic Development Board
Meeting

Zoning Petition – Accessory Family
Dwelling Unit Special Permit
Application for 62 Adams Street

The new owners of 62 Adams Street have applied to the ZBA for a special permit for authorization to convert the second floor of the existing barn structure on the property to an accessory family dwelling unit (in-law suite for one person). The space is 26' by 31' for a total of 806 sq. ft.; a 4' x 16' deck is also proposed at the back of the building off the living space. The ZBA will hear this case at its October 5th meeting.

- AFDU special permit application package

GENERAL APPLICATION FORM



TOWN OF MEDWAY

ZONING BOARD OF APPEALS

155 Village Street
Medway MA 02053

Phone: 508-321-4915 | zoning@townofmedway.org
www.townofmedway.org/zoning-board-appeal

NOTE: THE APPLICATION WILL NOT BE CONSIDERED "COMPLETE" UNLESS ALL NECESSARY DOCUMENTS, FEES, & WAIVER REQUESTS ARE SUBMITTED. **A GENERAL APPLICATION FORM MUST BE COMPLETED FOR ALL APPLICATIONS.**

TO BE COMPLETED BY THE APPLICANT

Applicant/Petitioner(s): <i>Theresa Lawrence</i>	Application Request(s):
Property Owner(s): <i>Theresa Lawrence</i> <i>Emily/David Walberg</i>	<div>Appeal <input type="checkbox"/></div> <div>Special Permit <input checked="" type="checkbox"/></div> <div>Variance <input type="checkbox"/></div> <div>Determination/Finding <input type="checkbox"/></div> <div>Extension <input type="checkbox"/></div> <div>Modification <input type="checkbox"/></div> <div>Comprehensive Permit <input type="checkbox"/></div>
Site Address(es): <i>62 Adams Street</i> <i>Medway MA</i>	
Parcel ID(s): <i>28-015</i>	
Zoning District(s): <i>AR1</i>	
Registry of Deeds Book & Page No. and Date or Land Court Certificate No. and Date of Current Title:	

TOWN CLERK STAMP



TO BE COMPLETED BY STAFF:

Check No.:
Date of Complete Submittal:
Comments:

GENERAL APPLICATION FORM

APPLICANT/PETITIONER INFORMATION

The owner(s) of the land must be included as an applicant, even if not the proponent. Persons or entities other than the owner may also serve as co-applicants in addition to the owner(s), however, in each instance, such person shall provide sufficient written evidence of authority to act on behalf of the owner(s). For legal entities such as corporations, LLCs, etc., list the type and legal status of ownership, the name of the trustees/officer members, their affiliation, and contact information. Please provide attachment for information if necessary.

Applicant/Petitioner(s): <i>Theresa Lawrence</i>		Phone: <i>781-856-3835</i>
		Email: <i>terilawrence18@yahoo.com</i>
Address: <i>62 Adams Street Medway MA</i>		
Attorney/Engineer/Representative(s):		Phone:
		Email:
Address:		
Owner(s): <i>Theresa Lawrence</i> <i>Emily David Walberg</i>		Phone:
		Email:
Mailing Address: <i>62 Adams Street Medway MA 02053</i>		

Please list name and address of other parties with financial interest in this property (use attachment if necessary):

Please disclose any relationship, past or present, interested parties may have with members of the ZBA:

I hereby certify that the information on this application and plans submitted herewith are correct, and that the application complies with all applicable provisions of Statutes, Regulations, and Bylaws to the best of my knowledge, and that all testimony to be given by me during the Zoning Board of Appeals public hearing associated with this application are true to the best of my knowledge and belief.

Theresa Lawrence
Signature of Applicant/Petitioner or Representative

9/9/2020
Date

Signature Property Owner (if different than Applicant/Petitioner)

Date

GENERAL APPLICATION FORM

APPLICATION INFORMATION

		YES	NO
Applicable Section(s) of the Zoning Bylaw: <i>8.2</i>	Requesting Waivers?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Does the proposed use conform to the current Zoning Bylaw?	<input type="checkbox"/>	<input type="checkbox"/>
Present Use of Property: <i>Storage</i>	Has the applicant applied for and/or been refused a building permit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Is the property or are the buildings/structures pre-existing nonconforming?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed Use of Property: <i>Storage & in-law suite</i>	Is the proposal subject to approval by the BOH or BOS?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Is the proposal subject to approval by the Conservation Commission?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Date Lot was created: <i>June, 2020</i>	Is the property located in the Floodplain District?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Date Building was erected: <i>1988</i>	Is the property located in the Groundwater Protection District?	<input type="checkbox"/>	<input type="checkbox"/>
Does the property meet the intent of the Design Review Guidelines? <i>Yes</i>	Is the property located in a designated Historic District or is it designated as a Historic Landmark?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Describe Application Request: <i>Renovate second floor of existing barn to in-law suite</i>			

GENERAL APPLICATION FORM

FILL IN THE APPLICABLE DATA BELOW

Required Data	Bylaw Requirement	Existing	Proposed
A. Use			
B. Dwelling Units			
C. Lot Size		44,000 sq ft	
D. Lot Frontage		180 ft	
E. Front Setback		35 ft	
F. Side Setback		15 ft	
G. Side Setback		15 ft	
H. Rear Setback		15 ft	
I. Lot Coverage		less than 30%	
J. Height		35 ft	
K. Parking Spaces		3	
L. Other			

FOR TOWN HALL USE ONLY

To be filled out by the Building Commissioner:

Date Reviewed

Medway Building Commissioner

Comments:

After completing this form, please submit an electronic copy to zoning@townofmedway.org and 4 paper copies to the Community & Economic Development Department.

SPECIAL PERMIT FORM
Accessory Family Dwelling Unit (AFDU)



TOWN OF MEDWAY
ZONING BOARD OF APPEALS

155 Village Street
Medway, MA 02053

Phone: 508-321-4915 | zoning@townofmedway.org
www.townofmedway.org/zoning-board-appeal

NOTE: THE APPLICATION WILL NOT BE CONSIDERED "COMPLETE" UNLESS ALL NECESSARY DOCUMENTS, FEES, & WAIVER REQUESTS ARE SUBMITTED. A GENERAL APPLICATION FORM MUST BE COMPLETED FOR ALL APPLICATIONS. A GENERAL SPECIAL PERMIT APPLICATION IS REQUIRED IN ADDITION TO THIS FORM FOR AFDU'S.

TO BE COMPLETED BY THE APPLICANT

Please provide evidence regarding how the Special Permit Decision Criteria, outlined below, is met. Please write "N/A" if you believe any of the Criteria is Not Applicable. Provide attachments if necessary.

1. An accessory family dwelling unit shall be located within:

- a. a detached single-family dwelling (principal dwelling unit); or
- ☒ b. an addition to a detached single-family dwelling principal dwelling unit); or
- c. a separate structure on the same premises as a detached single-family dwelling (principal dwelling unit).

It is a barn that is attached to a principal dwelling and has existed since 1988

2. There shall be no more than one accessory family dwelling unit associated with a detached single-family dwelling (principal dwelling unit).

The second floor of the barn will be renovated to accommodate an in-law suite for one person.

3. No accessory family dwelling unit shall have more than one bedroom, unless a second bedroom is authorized by the Board of Appeals pursuant to 8.2.C. 8.

The renovated barn will have one bedroom.

4. An accessory family dwelling unit shall not exceed 800 sq. ft. of gross floor area unless:

- ☒ a. there is an existing detached accessory structure larger than 800 sq. ft. located on the same lot as a detached single-family dwelling (principal dwelling unit) and the Board of Appeals determines its use as an accessory family dwelling unit is in character with the neighborhood; or
- b. authorized by the Board of Appeals pursuant to 8.2.C.8.

5. There shall be at least one designated off-street parking space for the accessory family dwelling unit in addition to parking for the occupants of the detached single-family (principal dwelling unit). The off-street parking space shall be located in a garage or in the driveway, and shall have vehicular access to the driveway. The location, quantity and adequacy of parking for the accessory

family dwelling unit shall be reviewed by the Board of Appeals to ensure its location and appearance are in keeping with the residential character of the neighborhood.

There is parking available for 3 cars, within the driveway and garage area of the barn

6. Occupancy of the single-family dwelling (principal dwelling unit) and accessory family dwelling unit shall be restricted as follows:

- a. The owners of the property shall reside in one of the units as their primary residence, except for bona fide temporary absences due to employment, hospitalization, medical care, vacation, military service, or other comparable absences which would not negate the primary residency standard. For purposes of this Section, "owners" shall mean one or more individuals who hold legal or beneficial title to the premises.
- b. The accessory dwelling unit and the detached single-family dwelling (principal dwelling unit) shall be occupied by any one or more of the following:
 - i. the owner(s) of the property;
 - ii. the owner's family by blood, marriage, adoption, foster care or guardianship;
 - iii. an unrelated caregiver for an occupant of the detached single-family dwelling or the accessory family dwelling unit, who is an elder, a person with a disability, handicap or chronic disease/medical condition, or a child.

7. An accessory family dwelling unit shall be designed so as to preserve the appearance of the single-family dwelling (principal dwelling unit) and be compatible with the residential character of the neighborhood. Any new separate outside entrance serving an accessory family dwelling unit shall be located on the side or in the rear of the building.

The barn preserves and enhances the character of the principal dwelling, as will the planned renovations

In order to encourage the development of housing units for disabled and handicapped individuals and persons with limited mobility or a chronic medical condition, the Board of Appeals may allow reasonable deviations from the Basic Requirements where necessary to install features in the accessory family dwelling unit to facilitate the care of, and access and mobility for, disabled and handicapped individuals and persons with limited mobility or a chronic medical condition. This may include, but is not limited to, authorizing a second bedroom in the accessory family dwelling unit.

If you are seeking relief under this provision, please specify the relief sought and the reasons supporting your request.

N/A

Shereka Lawrence
Signature of Applicant/Petitioner or Representative

9-11-20
Date

TREASURER/COLLECTOR CERTIFICATION



TOWN OF MEDWAY

ZONING BOARD OF APPEALS

155 Village Street
Medway MA 02053

Phone: 508-321-4915 | zoning@townofmedway.org
www.townofmedway.org/zoning-board-appeal

TO BE COMPLETED BY THE APPLICANT

Applicant/Petitioner(s):

Theresa Lawrence

Property Owner(s):

Theresa Lawrence

Emily / David (Lawrence) Walberg

Site Address(es):

62 Adams Street

Medway MA 02053

Parcel ID(s):

28-015

Registry of Deeds Book & Page No. and Date or Land Court Certificate No. and Date of Current Title:

Book 38011 Pg 402

Theresa Lawrence

Signature of Applicant/Petitioner or Representative

9/9/20

Date

FOR TOWN HALL USE ONLY

To be filled out by the Treasurer/Collector:

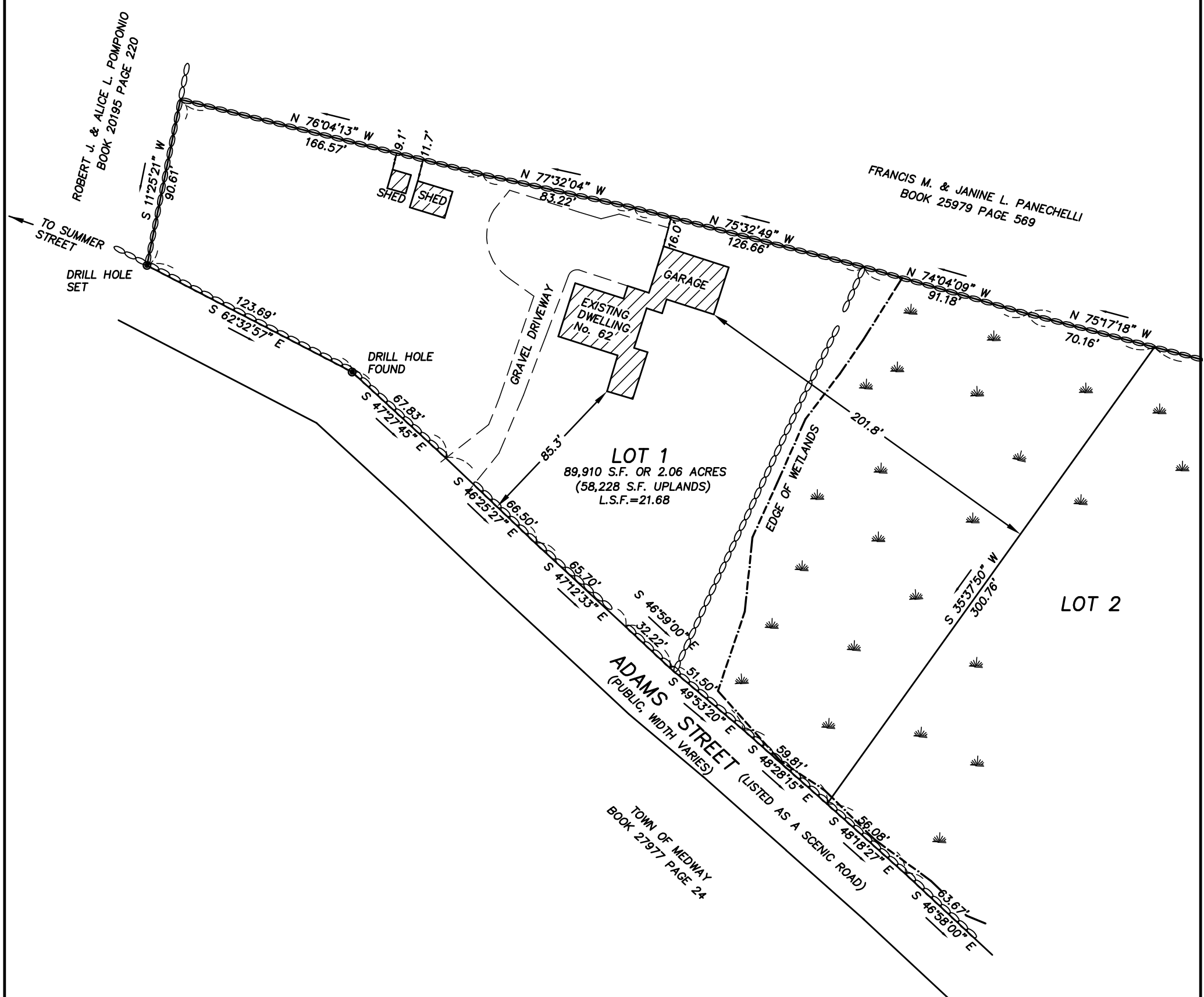
Date Reviewed

Medway Treasurer/Collector

Tax Delinquent: Y N

Comments:

PLAN No 496 OF 1976



ZONING DISTRICT: AR-I
ASSESSORS REFERENCE: MAP 28 PARCEL 015

PLAN OF LAND
IN
MEDWAY, MASSACHUSETTS

SCALE: 1"=40' DATE: SEPT. 17, 2020



GRAPHIC SCALE

O'DRISCOLL
LAND SURVEYING, Inc.
LAND SURVEYING GPS MAPPING LAND COUNSULTING
46 COTTAGE MEDWAY, MASSACHUSETTS 02053 508-533-3314



Wicked Builders, LLC
Another Wicked Design

FULL COLOR RENDERING

For Illustration Purposes Only No Scale

GENERAL NOTES:

This plan set, along with the resulting building contract, provides building details and lays out the responsibilities of all parties in the construction of the residential pool cabana house for the Laflamme residence. Among other things, Wicked Builders, LLC will verify that site conditions are conducive to the construction of these plans before starting work. All work will be performed in accordance with local building codes. Insurances shall be held in full force throughout the duration of the project.

The designer/home owner shall be consulted for clarification if varying site conditions are encountered or if there are discrepancies in the plans or notes. During the course of construction, contractor may, at his discretion, alter framing or enhance construction if it results in a better quality product. Contractor shall maintain a clean work site at the end of each day to the best of his ability.

Refer to additional notes called out on other pages.

LAWRENCE DESIGN PLAN

Owner: Teri Laurence
Project Address: 62 Adams Street
Medway, MA 02053
Designer: Wicked Builders, LLC
Contractor: Wicked Builders, LLC
Date of Plan: September, 2020

INDEX OF DRAWINGS:	
TITLE:	SHEET:
Project Summary	1
Garage Floor	2
Kitchen & Living Room	3
Kitchen & Living Room Renderings	4
Bedroom & Bathroom/Laundry	5
Bedroom & Bathroom/Laundry Renderings	6
Electrical	7
Rear Decking and Stairs	8

1

REVISION TABLE	
NUMBER	DATE

Property Address:
62 Adams St
Medway, MA 02053

LAWRENCE BARN
IN-LAW SUITE
HOUSE DESIGN



DATE:
9/3/2020

SCALE:

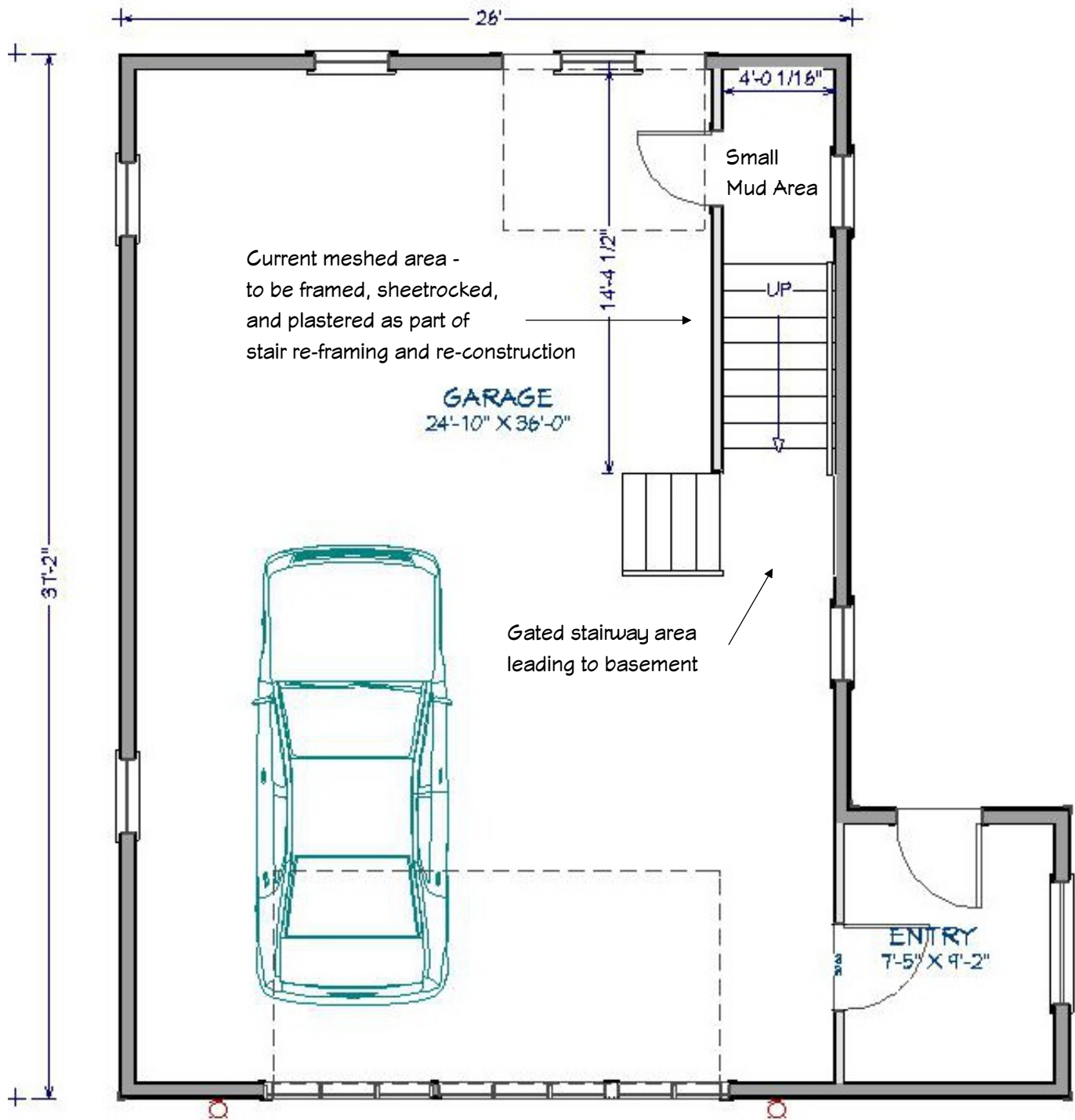
SHEET:
P-1

Garage Floor Plan Notes:

1. All exterior dimensions are to the main layer. Dimensions to openings are to the framing, rough opening. Interior dimensions are to the finish wall.
2. Contractor will verify all dimensions as construction initiates
3. Sheetrock only to be installed along all garage exterior walls for fire proofing. Plastering of tape to meet Medway town fire code.
4. Current meshing along stairs to be removed. Sheetrock and plastering to be installed along current meshed area.
5. Ceiling and stair area to be insulated and sheetrocked for fire blocking purposes as follows:
 - Entire garage ceiling: 4.5" closed cell foam R-31
 - Garage common wall: R-21 KHP
 - Stairs: R-30 KFT
6. 32" entry locking door to be installed into small mudroom area.
7. Stairs leading to second level to be removed and re-constructed according to MA code.
8. Plastered areas to be primed and painted
9. Stairs leading to second level to be covered with carpeting. Selection to be confirmed by homeowner.
10. Stairs leading to basement, including entry gate, to remain untouched.
11. Homeowner to add coat rack, hook, shoe storage and/or other mudroom items (excluded)

INSPECTION NOTES:

1. Town inspection and reporting and compliance procedures will be according to local building code.
2. Town inspector's qualifications demonstrate competence to the satisfaction of the building official. Inspector duties include:
 - a. Observe the work to ensure conformance with approved permit drawings and specifications. Bring discrepancies to the immediate attention of the contractor.
 - b. Furnish inspection reports for each inspection to the building official, general contractor, and owners in a timely manner.
 - c. Submit a final report stating whether the work requiring special inspection was inspected and whether it is in conformance with the approved permit and specifications.
3. Contractor responsibilities include:
 - a. Notify town inspector when work is ready for inspection at least 24 hours before the inspection is required.
 - b. Maintain access to work requiring inspection until the town inspector observes compliance and indicates conformance.
 - c. Provide the town inspector with approved drawings and specifications at the job site.
 - d. Maintain copies at the job site of all reports submitted by the town inspector.



GARAGE FLOOR PLAN

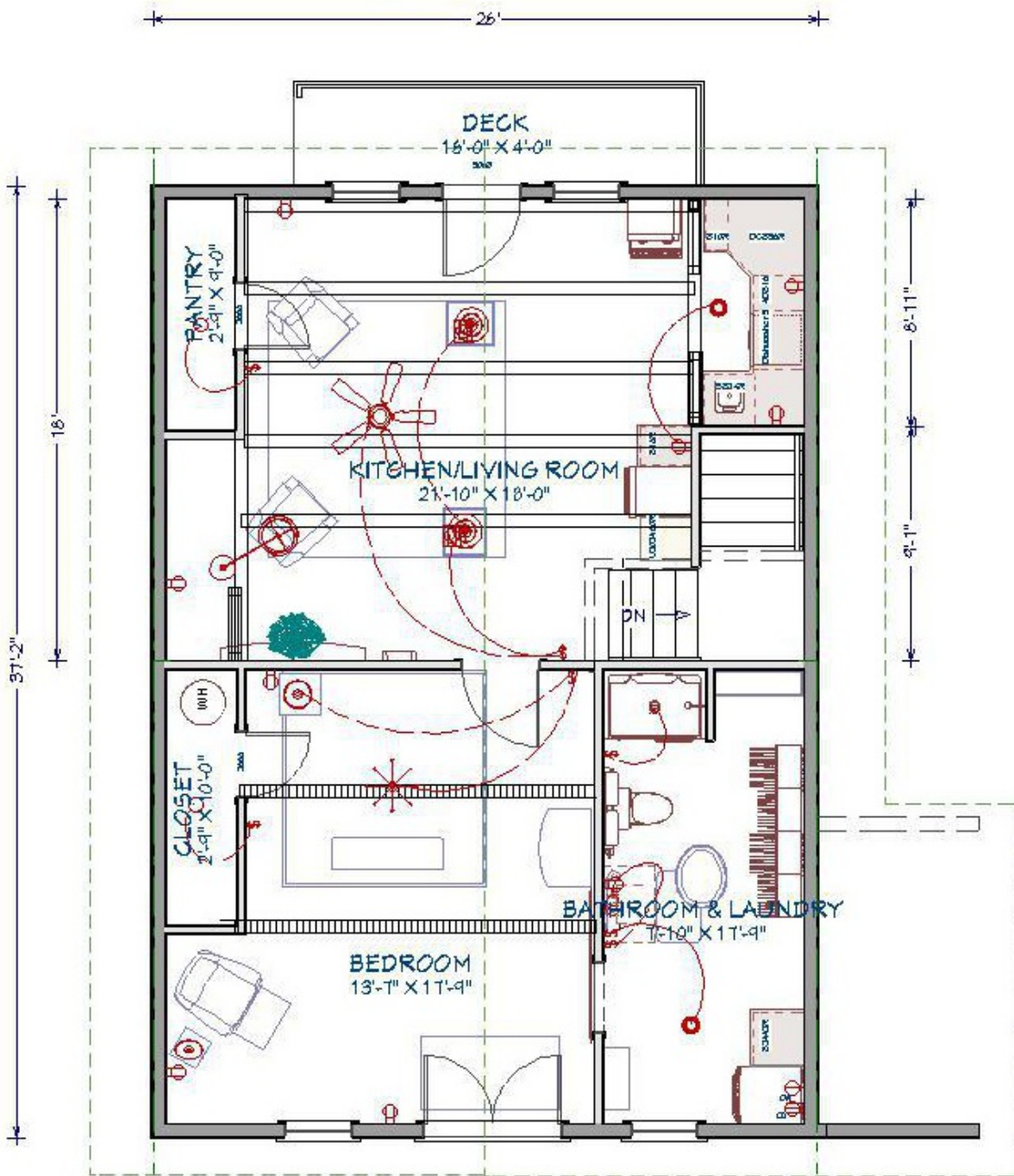
REVISION TABLE	
NUMBER	DATE

Property Address:
62 Adams St
Medway, MA 02053

LAWRENCE BARN
IN-LAW SUITE
HOUSE DESIGN



DATE:
9/3/2020
SCALE:
SHEET:



2nd FLOOR PLAN

Kitchen & Living Room Floor Plan Notes:

1. All exterior dimensions are to the main layer. Dimensions to openings are to the framing, rough opening. Interior dimensions are to the finish wall.
2. Contractor will verify all dimensions as construction initiates.
3. Kitchen/Living Room ceilings and walls to be sheetrocked and insulated with R-21 KH. **Note:** surrounding walls in kitchen cabinet area and left exterior wall (pantry wall) are 4' in elevation due to sloping roof line.
4. Existing cabinet between two outer windows to be removed and replaced with 36" x 80" exterior door. Siding to be re-used for exterior, as needed.
5. Window in existing bedroom by the stairs and in new bathroom to be removed. Contractor to keep window by stairs for homeowners.
6. See kitchen cabinet and appliance/fixture schedules
7. Door leading to bedroom area will be removed and replaced with 36" x 80" hinged door
8. New pantry/closet area to be framed, sheetrocked, and plastered in left corner of living room. New 30" x 80" hinged door to be installed. Pole with shelf to be installed in closet.
9. All plastered areas to be primed and painted; colors to be confirmed.
10. Counter top, sink, and faucet to be confirmed.

CABINET SCHEDULE					
3D PERSPECTIVE	QTY	WIDTH	DEPTH	HEIGHT	DESCRIPTION
	1	10"	24"	36"	BASE CABINET
	1	16"	24"	36"	BASE CABINET
	1	18"	24"	36"	BASE CABINET
	1	36"	36"	36"	CORNER BASE CABINET
	1	24"	24"	36"	SINK
	1	20"	24"	60"	UTILITY CABINET

FIXTURE SCHEDULE				
3D PERSPECTIVE	WIDTH	DEPTH	HEIGHT	DESCRIPTION
	23 3/4"	23"	30"	DISHWASHER 3
	24"	28"	36 1/16"	ELECTRIC RANGE (24W)
	25"	19 3/16"	14"	OVER THE RANGE MICROWAVE
	24"	27"	60"	APARTMENT REFRIGERATOR
	13"	15"	11 1/4"	SQUARE SINK (13)
	24"	19 3/4"	5 1/2"	VENT HOOD (SMALL)

3

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

Property Address:

62 Adams St

Medway, MA 02053

LAWRENCE BARN

IN-LAW SUITE

HOUSE DESIGN

DATE:

9/3/2020

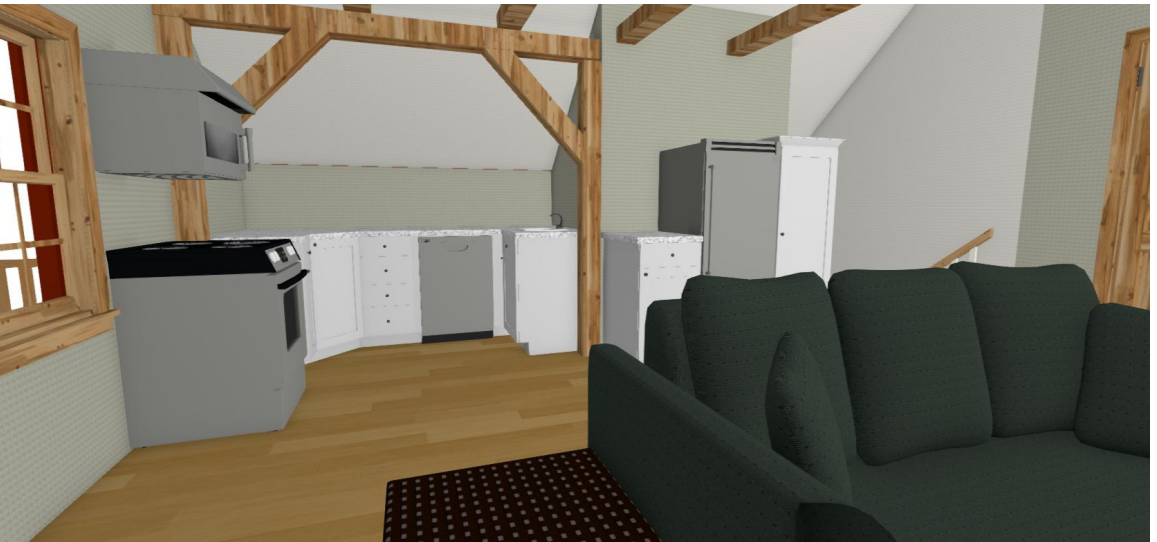
SCALE:

SHEET:





Kitchen & Living Room Renderings



4

REVISION TABLE	
NUMBER	DATE

Property Address:
62 Adams St
Medway, MA 02053

LAWRENCE BARN
IN-LAW SUITE
HOUSE DESIGN



DATE:
9/3/2020

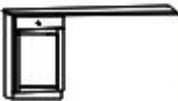
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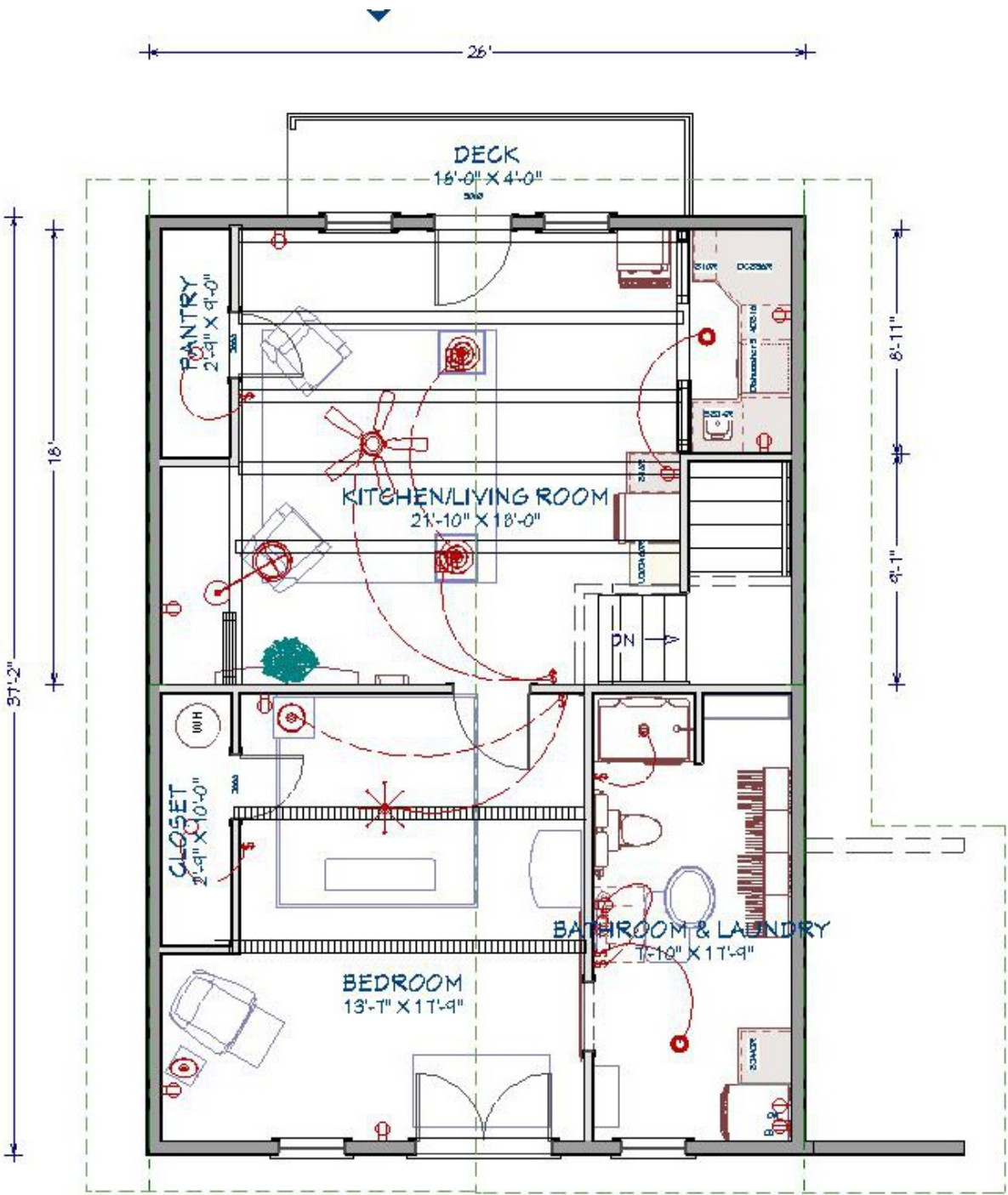
SHEET:

Bedroom & Bathroom/Laundry Floor Plan

Notes:

- 1. Contractor will verify all dimensions as construction initiates.
- 2. Existing ceilings and exterior walls in bedroom and bathroom to remain as is.
- 3. Wall between bedroom and bathroom/laundry to be framed, sheetrocked, plastered, primed, and painted.
- 4. New bedroom closet wall to be framed, sheetrocked, plastered, primed, and painted. New 30" hinged door to be installed.
- 5. See bathroom cabinet schedule. Homeowner to provide washer/dryer.
- 6. Pre-made vanity/sink as well as faucet to be confirmed. Surround shower area (48" unit shown) to be installed. Homeowner opted to install curtain for shower (excluded).
- 7. Barn door to be installed as entry to bathroom
- 8. Counter to cover washer/dryer; to be confirmed.
- 9. Shoe rack and shelving to be added in bathroom. Pole with shelf to be installed in bedroom closet.
- 10. One additional overhead beam to be hung in bedroom.
- 11. Water heater to be installed in bedroom closet. Location to be confirmed by plumber/electrician.

CABINET SCHEDULE					
QTY	WIDTH	3D PERSPECTIVE	DEPTH	HEIGHT	DESCRIPTION
1	24 "		24 "	42 "	BASE CABINET



2nd FLOOR PLAN

REVISION TABLE	
NUMBER	DATE

Property Address:
62 Adams St
Medway, MA 02053

LAWRENCE BARN
IN-LAW SUITE
HOUSE DESIGN



DATE:
9/3/2020
SCALE:
SHEET:



Bedroom & Bathroom/Laundry Renderings



6

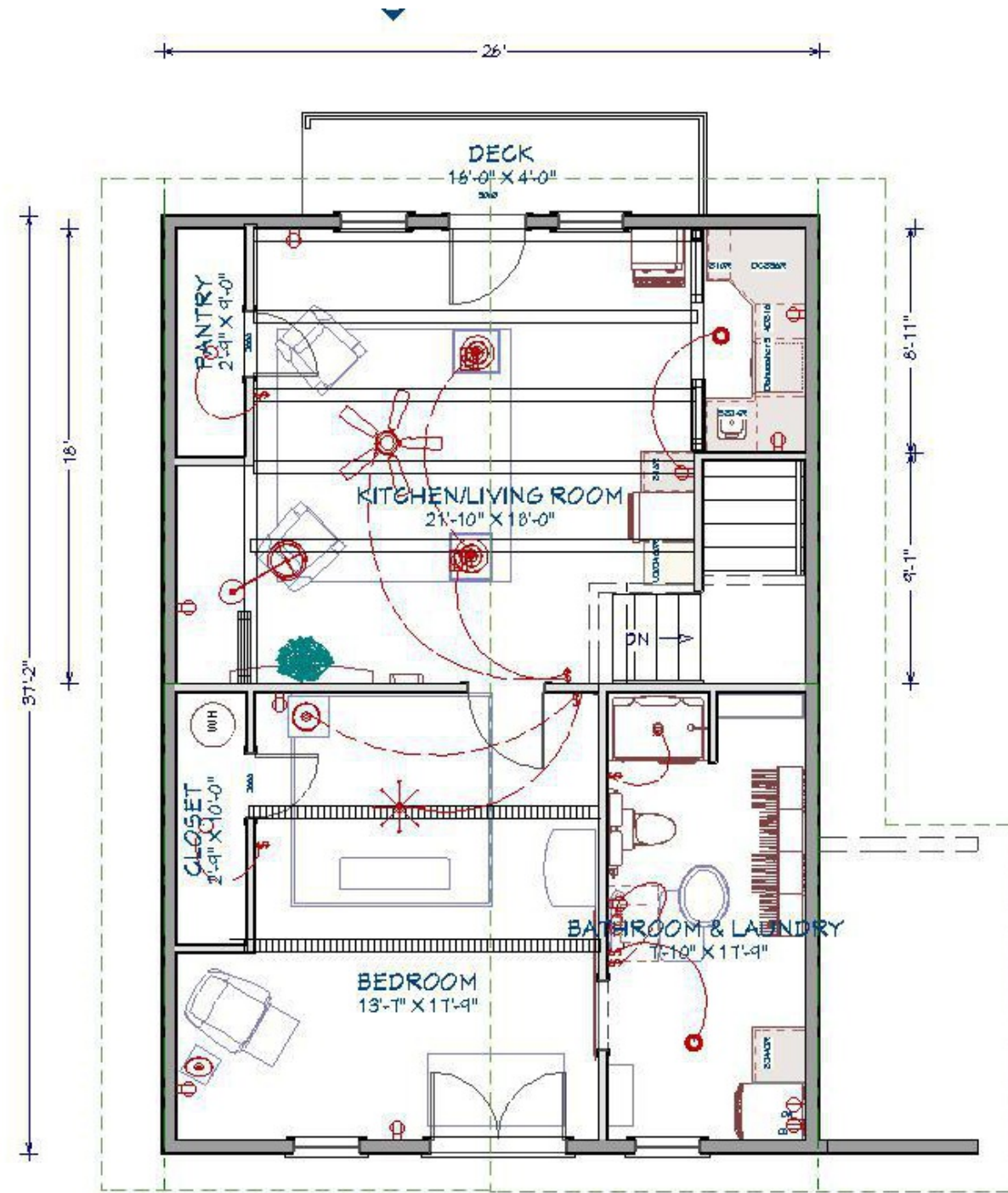
REVISION TABLE		REVISION	DATE	BY	DESCRIPTION
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

Property Address:
62 Adams St
Medway, MA 02053

LAWRENCE BARN
IN-LAW SUITE
HOUSE DESIGN



DATE:
9/3/2020
SCALE:
SHEET:



Electrical Notes:

1. Wire for all electrical appliances: refrigerator, electric stove, microwave, dishwasher, and washer/dryer (combined unit).
2. Wire for water heater. Location currently resides in bedroom closet, however to be confirmed.
3. Install all switches, outlets, and smokes, including (2) heat detectors in garage.
4. Presumes wireless smokes. Any additional requirements imposed by the Medway electrical inspector or fire chief will be subject to additional costs.
5. Wire for (4) electrical baseboard heat with wall mounted thermostats.
6. Wire for (2) AC unit circuits.
7. Install one simple overhead light in the pantry and bedroom closet
8. Install one light at the top of the stairs
9. Install one chandelier in bedroom
10. Install one pendant light in Kitchen
11. Outlets for lamps in the living to be installed in floor
12. Install one vanity light and one pendant over washer/dryer in bathroom
13. Install one recessed light over shower.

Note that the installation viability of the pendants in the Kitchen and Bathroom will be confirmed as construction initiates, due to the sloping roof angle. 3D renderings do not display either pendant although they do appear on the plan (attached).

7

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

Property Address:
62 Adams St
Medway, MA 02053

LAWRENCE BARN
IN-LAW SUITE
HOUSE DESIGN

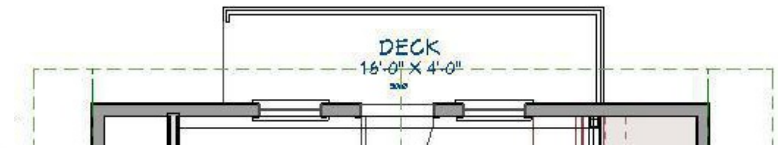
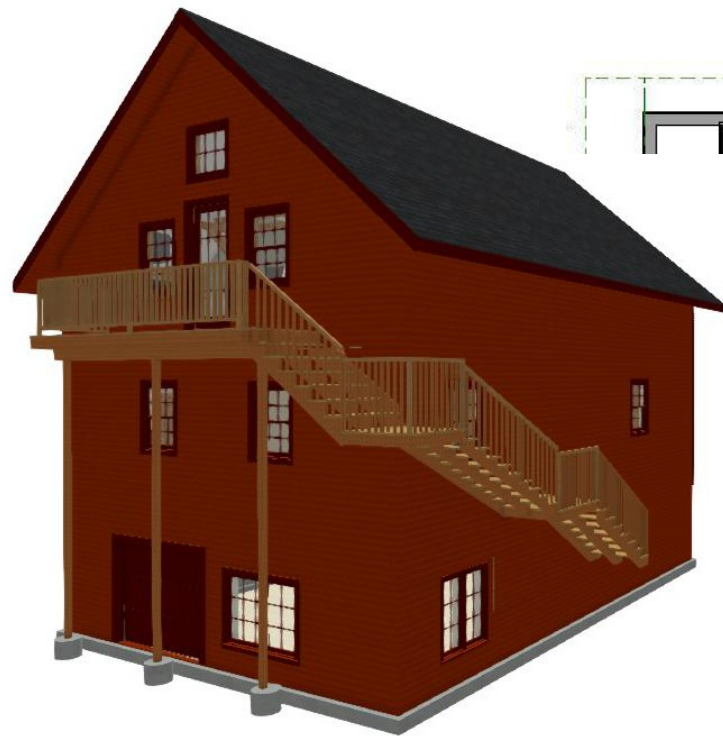


DATE:

9/3/2020

SCALE:

SHEET:



Rear Decking & Stairs Notes:

1. Contractor will verify all dimensions as construction initiates.
2. PT decking to be installed with open treaded PT stairs, and PT posts, railings and balusters to wrap around barn
3. Stairs on cow side of barn to meet ground elevation
4. Technoposts and supports posts to be installed as follows:
 - (3) in rear for length of deck
 - (3) under first, higher landing on side (not rendered)
 - (2) under second, lower landing on side (not rendered)Every effort will be made to avoid blocking the rear garage doors as little as possible so long as the structural integrity of the deck is not compromised.

8

REVISION TABLE	
NUMBER	DESCRIPTION

Property Address:
62 Adams St
Medway, MA 02053

LAWRENCE BARN
IN-LAW SUITE
HOUSE DESIGN

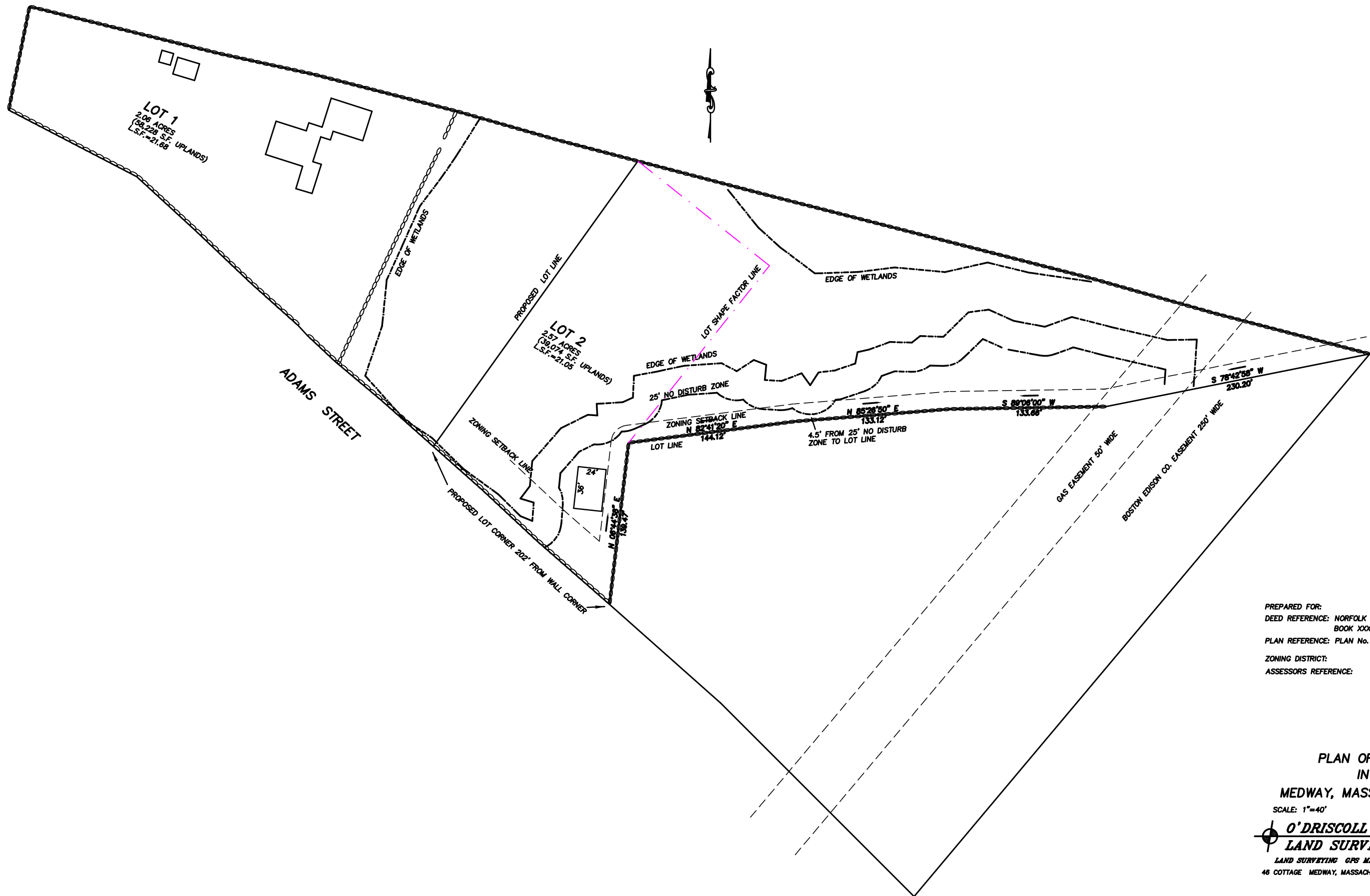


DATE:

9/3/2020

SCALE:

SHEET:



PREPARED FOR:
DEED REFERENCE: NORFOLK COUNTY REGISTRY OF DEEDS
BOOK XXXX PAGE XXX
PLAN REFERENCE: PLAN No. XX OF XXXX
ZONING DISTRICT:
ASSESSORS REFERENCE:

PLAN OF LAND
IN
MEDWAY, MASSACHUSETTS
SCALE: 1"=40' DATE: MARCH, 2020
O'DRISCOLL
LAND SURVEYING, Inc.
LAND SURVEYING GPS MAPPING LAND CONSULTING
46 COTTAGE MEDWAY, MASSACHUSETTS 02053 508-533-3314
FILE No.2085



September 22, 2020
Medway Planning & Economic Development Board
Meeting

Construction Reports

- Salmon Senior Living Community – TT Report #51 dated 9-1-2020
- Salmon Senior Living Community – TT Report #52 dated 9-3-2020
- Notes from Evergreen Village Pre-Construction Meeting held on 8-31-2020
- Notes from Choate Trail Subdivision Pre-Construction Meeting held on 9-1-2020

FIELD REPORT

Project Salmon Health and Retirement Community (The Willows)	Date 9/1/2020	Report No. 51
Location Village Street, Medway, MA	Project No. 143-21583-15011	Sheet 1 of 2
Contractor Rubicon Builders (General Contractor) Marois Brothers, Inc. (Site Contractor)	Weather A.M. SUNNY P.M.	Temperature A.M. 75°F P.M.

FIELD OBSERVATIONS

On Tuesday, September 1, 2020, Bradley M. Picard, EIT from Tetra Tech (TT) visited the project location to inspect the current condition of the site and monitor construction progress. The report outlines observations made during the site visit.

1. OBSERVATIONS

- A. Site Conditions/Erosion Controls: The western portion of the site along Willow Pond Circle is firm. Stockpiled construction materials, crushed stone, and soil are present throughout the main open portion of the site but appear to be properly protected from erosion. Erosion controls placed at the base of the large loam pile at the entrance to Willow Pond Circle from Village Street. Water truck on-site to reduce dust migration during dry conditions. Silt fence barrier (SFB) throughout the site appears to be in good condition. Catch basins within and adjacent to Waterside Run have silt sacks installed. CB-29 and CB-30 have silt sacks installed that appear to have been recently maintained. Slope adjacent to CB-30 has been reinforced with erosion control blankets to promote vegetative growth and slope stabilization, SFB installed at the top and toe of the slope. Erosion control blankets along the east side of Waterside Run continue to establish vegetation, hydroseeded areas adjacent to Waterside Run are establishing vegetation as well. Rip rap around DCBs, SFB protecting rip rap, and compost filter tube check dams along Waterside Run remain in place and are in good condition.
- B. Contractor is rough grading the south portion of Willow Pond Circle (approx. STA 22+00 to 25+50) in preparation for fine grading and binder course placement. Rough grading of Willow Pond Circle from the south/southeast portion of Willow Pond Circle up to Walnut Grove has been completed, fine grading has begun at Walnut Grove. Fine grading and binder course placement to be completed by Aggregate Industries from approx. STA. 8+50 to 25+50 (Willow Pond Circle). Contractor intends on performing compaction testing prior to binder course installation.

CONTRACTOR'S FORCE AND EQUIPMENT						WORK DONE BY OTHERS	
Sup't	1	Bulldozer		Asphalt Paver		Dept. or Company	Description of Work
Foreman	2	Backhoe		Asphalt Reclaimer		Aggregate Industries	Fine Grading
Laborers	5+	Loader	1	Vib. Roller	1		
Drivers	5+	Rubber Tire Backhoe/Loader		Static Roller			
Oper. Engr.	3	Skid Steer		Vib. Walk Comp.			
Carpenters		Hoeram		Compressor			
Masons		Excavator	1	Jack Hammer			
Iron Workers		Grader		Power Saw			
Electricians		Crane		Conc. Vib.			
Flagpersons		Scraper		Tack Truck			
Surveyors		Conc. Mixer		Man Lift			
		Conc. Truck		Skidder		OFFICIAL VISITORS TO JOB	
		Conc. Pump Truck		Compact Track Loader			
		Pickup Truck	5+	Water Truck	1		
		Tri-Axle Dump Truck	5+	Crane Truck			
		Trailer Dump Truck		Lull			
		Art. Dump Truck	1	BOMAG Remote Comp.			
Police Details: N/A						RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 3:30 P.M.						Name	Time on-site
						Bradley M. Picard, EIT	10:00 A.M. – 11:30 A.M.

Project Salmon Health and Retirement Community	Date 9/1/2020	Report No. 51
Location Village Street, Medway, MA	Project No. 143-21583-15011	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

- C. Upon inspection, standing water is present in Infiltration Basin #3 due to recent rain events. According to Contractor, latest rain event took place on Sunday (8/30). TT will continue to monitor basin to ensure staging water recharges within the required 72-hour drawdown period.
- D. Privacy fence installation is ongoing along Waterside Run, landscaping installation has begun along the slope adjacent to the privacy fence. Landscaping has been stockpiled along the edge of Waterside Run.
- E. Installation of light posts along Waterside Run has begun. Crew is assembling light posts on the ground prior to being lifted onto foundations.

2. SCHEDULE

- A. Contractor to install binder course at Willow Pond Circle.
- B. Contractor to install light posts and landscaping along Waterside Run.
- C. Contractor to begin installation of canoe put-in. Contractor to contact Medway Conservation Commission prior to commencement of construction for erosion control inspection.
- D. Contractor to perform CCTV inspections of drainage infrastructure within Waterside Run.
- E. Contractor to begin construction of bridge at the Willow Pond Circle Wetland Crossing.
- F. TT will maintain communication with contractor and will inspect the site as construction progresses.

3. NEW ACTION ITEMS

- A. N/A

4. PREVIOUS OPEN ACTION ITEMS

- A. N/A

5. MATERIALS DELIVERED TO SITE SINCE LAST INSPECTION

- A. N/A

FIELD REPORT

Project Salmon Health and Retirement Community (The Willows)	Date 9/3/2020	Report No. 52
Location Village Street, Medway, MA	Project No. 143-21583-15011	Sheet 1 of 2
Contractor Rubicon Builders (General Contractor) Marois Brothers, Inc. (Site Contractor)	Weather A.M. CLOUDY P.M. CLOUDY	Temperature A.M. 80°F P.M. 75°F

FIELD OBSERVATIONS

On Thursday, September 3, 2020, Bradley M. Picard, EIT from Tetra Tech (TT) visited the project location to inspect the current condition of the site and monitor construction progress. The report outlines observations made during the site visit.

1. OBSERVATIONS

- A. Site Conditions/Erosion Controls: The western portion of the site along Willow Pond Circle is firm, some soft spots and puddles present throughout the site due to recent rain events and heavy equipment traffic. Stockpiled construction materials, crushed stone, and soil are present throughout the main open portion of the site but appear to be properly protected from erosion. Straw wattles are placed at the base of the large loam pile at the entrance to Willow Pond Circle from Village Street. Water truck on-site to reduce dust migration during dry conditions. Silt fence barrier (SFB) throughout the site appears to be in good condition. Catch basins within and adjacent to Waterside Run have silt sacks installed. CB-29 and CB-30 have silt sacks installed that appear to have been recently maintained. Slope adjacent to CB-30 has been reinforced with erosion control blankets to promote vegetative growth and slope stabilization, SFB installed at the top and toe of the slope. Erosion control blankets along the east side of Waterside Run continue to establish vegetation, hydroseeded areas adjacent to Waterside Run are establishing vegetation as well. Rip rap around DCBs, SFB protecting rip rap, and compost filter tube check dams along Waterside Run remain in place and are in good condition.
- B. Upon arrival, Bridget Graziano of Medway Conservation Commission (ConCom) arrives on-site to meet with Zack Tarolli and Anthony Latour to inspect the erosion controls installed at the edge of the clearing limits and within the Charles River for the proposed canoe put-in. TT joins ConCom for inspection, ConCom approved erosion controls in place. TT, ConCom, and Contractors identified along the riverfront the peak water elevation of the River. This point will be used as the reference point for the limit of disturbance to allow the Contractor to grade a more gradual slope for

CONTRACTOR'S FORCE AND EQUIPMENT						WORK DONE BY OTHERS	
Sup't	1	Bulldozer		Asphalt Paver	1	Dept. or Company	Description of Work
Foreman	2	Backhoe		Asphalt Reclaimer		Aggregate Industries	Fine Grading; Binder
Laborers	5+	Loader	1	Vib. Roller	1	Thompson & Lichtner Co.	Compaction Testing
Drivers	5+	Rubber Tire Backhoe/Loader		Static Roller			
Oper. Engr.	3	Skid Steer		Vib. Walk Comp.	1		
Carpenters		Hoeram		Compressor			
Masons		Excavator	1	Jack Hammer			
Iron Workers		Grader		Power Saw			
Electricians		Crane		Conc. Vib.			
Flagpersons		Scraper		Tack Truck			
Surveyors		Conc. Mixer		Man Lift			
		Conc. Truck		Skidder		OFFICIAL VISITORS TO JOB	
		Conc. Pump Truck		Compact Track Loader		Bridget Graziano	Medway Conservation
		Pickup Truck	5+	Water Truck	1		
		Tri-Axle Dump Truck	5+	Crane Truck			
		Trailer Dump Truck		Lull			
		Art. Dump Truck	1	BOMAG Remote Comp.	1		
Police Details: N/A						RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 3:30 P.M.						Name	Time on-site
						Bradley M. Picard, EIT	8:00 A.M. – 12:45 A.M.

Project Salmon Health and Retirement Community	Date 9/3/2020	Report No. 52
Location Village Street, Medway, MA	Project No. 143-21583-15011	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

the launch into the Charles. ConCom recommended larger stone (1 ½" crushed stone) to be used instead of the crusher run gravel, as well as installing 20' x 30' of geoweb material at the launch into the Charles to reduce the chance of stone washouts and to prevent replenishment/removal of displaced stone. TT recommends having the Contractor excavate through the entire topsoil later as opposed to the proposed 6" deep (minimum) excavation shown in the canoe put-in detail (see sheet C55 of the Plans) to ensure the stone does not migrate into the topsoil as it is driven over. TT also recommended to supplement 1 ½" stone outside of the geoweb-reinforced region with 3/8" stone to promote additional stability and interlocking of the stone driving surface. Disturbed regions outside of the proposed layout within the limit of clearing will be protected with bark mulch. ConCom and TT walked Waterside Run to discuss erosion controls that are permitted to be removed, and locations where topsoil needs to be excavated away from SFB that is operating as a retaining wall (i.e. FES section downstream of DCB-2, under Waterside Run bridge crossing).

- C. Upon arrival, Aggregate Industries on-site placing binder course at the southwest portion of Willow Pond Circle at approximate STA 25+50, traveling east around Willow Pond Circle in a counterclockwise direction and towards Walnut Grove. Thompson & Lichtner (T&L) on-site to perform compaction testing prior to binder course placement, no concerns were identified by T&L representative. Contractor placed 3 ¼" (loose) of bituminous concrete asphalt to achieve and final compacted depth of 2 ½". Binder course temperatures range from 255°F - 300°F out of the paver screed. TT identified at the east side entrance to the interior garage a soft spot in the subbase that had been paved over, Contractor to monitor this location for asphalt settlement and deterioration and will repair as necessary prior to top course installation. Upon departure, Aggregate has paved both lanes of Willow Pond Circle from approximate STA 9+00 to STA 25+50 (Willow Pond Circle). Contractor reported 850.51 tons of binder course placed, quantity determined from final paving slip delivered by driver.
- D. Upon inspection, standing water is present in Infiltration Basin #3 due to recent rain events. According to Contractor, latest rain event took place on Wednesday (9/2). TT will continue to monitor basin to ensure staging water recharges within the required 72-hour drawdown period.
- E. Privacy fence installation is ongoing along Waterside Run, landscaping installation is also ongoing along the slope adjacent to the privacy fence. Landscaping has been stockpiled along the edge of Waterside Run.
- F. Installation of light posts is complete along Waterside Run. Contractor to rotate globe components at the entrance to Waterside Run from Village Street to ensure the incorporated light shields are appropriately positioned to reduce light pollution onto abutters' properties.

2. SCHEDULE

- A. Contractor to install binder course at remaining portions of Willow Pond Circle.
- B. Contractor to install light posts and landscaping along Waterside Run.
- C. Contractor to begin installation of canoe put-in. Contractor to contact Medway Conservation Commission prior to commencement of construction for erosion control inspection.
- D. Contractor to perform CCTV inspections of drainage infrastructure within Waterside Run.
- E. Contractor to begin construction of bridge at the Willow Pond Circle Wetland Crossing.
- F. TT will maintain communication with contractor and will inspect the site as construction progresses.

3. NEW ACTION ITEMS

- A. N/A

4. PREVIOUS OPEN ACTION ITEMS

- A. N/A

5. MATERIALS DELIVERED TO SITE SINCE LAST INSPECTION

- A. N/A

Susan Affleck-Childs

From: Bouley, Steven <Steven.Bouley@tetrattech.com>
Sent: Wednesday, September 9, 2020 12:57 PM
To: Susan Affleck-Childs; Bridget Graziano
Cc: Maria Varrichione; mmbuilder1@hotmail.com; Ronald TIBERI; David Damico; Peter Pelletier; Barry Smith; Jack Mee; Picard, Brad
Subject: Evergreen Village Construction Progress

All, below are my notes from the meeting last week. Please review and reply with additional as necessary.

Notes/Action Items:

1. Mark Muntz (GC) to be Point of Contact for the project. Maria will be cc'd on all correspondence.
2. Mark and Maria will develop a construction schedule and provide to everyone.
3. Masks and social distancing to be implemented at all times while town staff/consulting engineer is on-site.
4. Public outreach is highly recommended. Susy can help with Abutters' list for neighbors who may be impacted by the work. We recommend active communication with the neighbors to ensure they are aware of possible nuisances during construction.
5. We recommend a pre-construction video/photos of Evergreen Street to determine extent of any damage to the roadway during construction.
6. Development team to forward document of emergency contact information. Maria to put this together.
7. There will be no trailer on-site, only porta-john.
8. Medway Water/Sewer Dept. requests 3 valve cluster instead of tap for water main connection and American Darling B-84 Hydrant. Sewer castings shall be 26", no steps in manholes. Each unit will be sprinkled and have dedicated fire service line to each dwelling unit. Water meter transducer to be mounted on exterior of dwellings. All work on sewer and water shall comply with Town of Medway standards. This work will be inspected by Medway DPW.
9. NPDES permit not required for this project but reporting is still required by Medway Land Disturbance Permit. Mark will be completing required reports and serve as the erosion control inspector.
10. No fill is expected to be imported, if fill material is needed, the source will have to be pre-approved prior to import.
11. Developer and contractor will provide a weekly look ahead for upcoming construction work.
12. Project completion includes removal of erosion controls and cleaning of stormwater system.
13. Ron Tiberi to provide monthly reports to Town.

Steve

Steven M. Bouley, P.E. | Senior Project Engineer

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Susan Affleck-Childs

From: Bouley, Steven <Steven.Bouley@tetrattech.com>
Sent: Wednesday, September 9, 2020 1:56 PM
To: Susan Affleck-Childs; Bridget Graziano
Cc: Robert Pace; rhinoconstructionco@gmail.com; Vito Colonna; David Damico; Peter Pelletier; Barry Smith; Jack Mee; Picard, Brad
Subject: Choate Trail Way Construction Progress

All, below are my notes from the meeting last week. Please review and reply with additional as necessary.

Notes/Action Items:

1. Jamie Hryniewicz (Rhino Construction) to be Point of Contact for the project. Bob will be cc'd on all correspondence.
2. Masks and social distancing to be implemented at all times while town staff/consulting engineer is on-site.
3. Public outreach is highly recommended. Susy can help with Abutters' list for neighbors who may be impacted by the work. We recommend active communication with the neighbors to ensure they are aware of possible nuisances during construction.
4. Operator/Contractor to forward correspondence for coverage under the NPDES CGP prior to start of disturbance.
5. We recommend a pre-construction video/photos of Highland Street to determine extent of any damage to the roadway during construction.
6. Development team to forward document of emergency contact information.
7. Straw wattles are not an allowed linear erosion control. UV/bio-degradable compost filter tubes are preferred and detailed on the Plans.
8. Trees to be saved shall be inspected by TT, Bridget and Steve Carew (Town Tree Warden). Tree drip lines to be protected by means determined at a later date. There are 147 trees to be tagged pre-construction.
9. There will be no trailer on-site, only porta-john.
10. Fill source to be finalized and testing to be completed by LSP and LSP to meet with Conservation prior to import.
11. Medway Water Dept. requests 3 valve cluster instead of tap for water main connection and American Darling B-84 Hydrant. All water main work shall comply with Town of Medway standards. Water meter transducer to be mounted on exterior of dwellings.
12. Contractor will have sweeper on-site full time but water truck only as needed. Dust shall be mitigated at all times during construction. Dust management is a big concern in Medway.
13. NPDES CGP reports will suffice for the reporting requirement of the Town Land Disturbance Permit.
14. We recommend compaction testing be completed on the roadway to ensure proper compaction is achieved. Contractor plans to compact in one-foot lifts.
15. Street Light in Highland Street on Pole #33 shall be coordinated between developer and DPW.
16. Developers and contractors should read the Planning decision and Conservation Order of Conditions.

Please let me know if you have any questions, thanks.

Steve

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